

FILED  
GREENVILLE CO. S. C.

OCT 17 3 24 PM '77

DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

BOOK 1413 PAGE 94

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

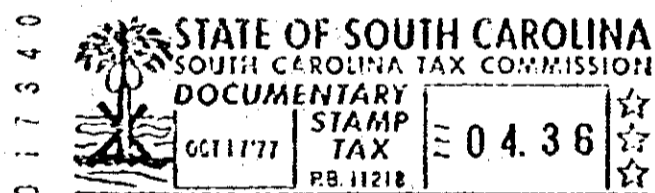
THIS MORTGAGE is made this 15th day of October 1977, between the Mortgagor, Kenneth R. Luker, (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Ten Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1992;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: on the west side of S. C. Hwy #20, containing 1.58 acres, according to a plat entitled Property of Kenneth R. Luker, made by Carolina Surveying Co., R.B. Bruce, R.L.S., 17 Oct. 1977, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-1, at Page 77, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of S. C. Hwy #20 at the joint front corner of instant property and property of Morton and running thence N. 86-28 W. 473.4 feet to an iron pin; thence N. 32.29 W. 159.0 feet to an iron pin; thence along line of Dukes N. 82-00 E. 181.0 feet; thence along line of Davis S. 71-32 E. 162.4 feet to an iron pin; thence S. 79-50 E. 255.7 feet to an iron pin on the west side of S. C. Hwy #20; thence along the west side of S. C. Hwy #20 S. 16-25 W. 95.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Carl Leroy Davis and Mildred M. Davis recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.



which has the address of S. C. Hwy 20 Piedmont, South Carolina 29673 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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