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FILED
GREENVILLE CO. S. C.
OCT 29 9 47 AM '77

MORTGAGE

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

BONNIE S. TANKERSLEY
THIS MORTGAGE is made this thirty-first day of October, 1977, between the Mortgagor, Fred H. Dean and Lydia Jistine S. Dean (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 #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

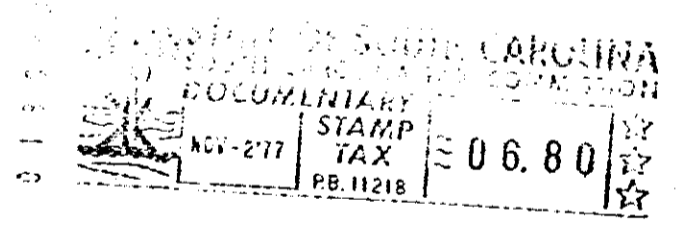
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand and No/100-- (17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1997.

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: All that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 31 of a resub-division of part of Oakvale Terrace as shown on a plat prepared by J. C. Hill, RLS, dated June 1, 1956 and revised August 9, 1958 and recorded in the RMC Office for Greenville County in Plat Book "LL", at Page 58, and being described according to said plat as follows:

BEGINNING at an iron pin on the western side of Oakvale Drive, joint corner of Lots Nos. 30 and 31 and running thence along the joint line of said Lots N. 71-38 W. 200 feet to an iron pin; thence N. 18-30 E. 60 feet to an iron pin; thence S. 71-38 E. 200 feet to an iron pin on the western side of Oakvale Drive; thence along the western side of Oakvale Drive S. 18-30 W. 60 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagors by Poinsett Home Builders, Inc. by deed dated October 31, 1977, and recorded herewith.

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which has the address of Route 5, Box 310 Oakvale Drive, Piedmont, South Carolina 29673 (herein "Property Address");
(Street) (City) (State and Zip Code)

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 seised 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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