

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

1444 1541 769
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 29th day of October, 1977, between the Mortgagor, Estelle Eledge and Ollie Eledge (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 Three Thousand Seven Hundred Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 29, 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 first day of November, 1989;

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the North side of Connecticut Avenue, in the City of Greer, being known and designated as Lot No. 12 on plat of property of I. O. and John A. Robinson, prepared by H. S. Brockman, Surveyor, 11-21-39, and having according to said plat and a plat thereof prepared by H. S. Brockman, Surveyor, 5-1-44, the following courses and distances, to-wit:

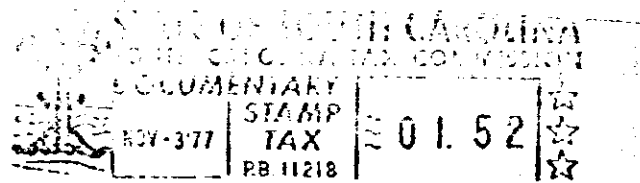
BEGINNING at an iron pin on the north side of Connecticut Avenue, corner of Lot No. 13, which point is 124 feet in an easterly direction from the intersection of Connecticut Avenue with South Avenue, and running thence with said Connecticut Avenue S. 75-35 E. 60 feet to iron pin, corner of Lot No. 11; thence with the line of that lot S. 12-15 W. 140 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of W. G. Chandler, recorded in Deed Book 263, page 368, R.M.C. Office for Greenville County.

ALSO-- All that other parcel or lot of land in said County and State, on the north side of Connecticut Avenue in the City of Greer, known and designated as lot no. 13 on plat of property made by H. S. Brockman, Surveyor, for I. O. and John A. Robinson, 11-21-39, recorded in the R.M.C. Office for Greenville County, LESS HOWEVER, one-half of said lot conveyed by mortgagors to Claude Forrester by deed recorded in the R.M.C. Office for Greenville County, Deed Book 448, page 95.

This is the same property conveyed to Estelle Eledge and Ollie Eledge by deed of W. G. Chandler, recorded in Vol. 269, page 51, R.M.C. Office for Greenville County. See Plat Book O-13 of R.M.C. Office for said county.

See Probate Court records, Apartment 1427, File 3, Roy T. Eledge, deceased.



which has the address of 112 Connecticut Avenue, Greer, S.C., 29651 (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 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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