

GREENVILLE 00.00

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

# MORTGAGE

THIS MORTGAGE is made this 6 day of December, 1977, between the Mortgagor, John D. Roberts and Linda W. Roberts (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 Eight Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 December 1, 2002

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 in the State of South Carolina, County of Greenville, on the southern side of McLendon Drive, near the City of Greenville, being shown as Lot No. 98 of Section I, on a plat of Oak Crest, recorded in Plat Book GG at Page 131 and described as follows:

BEGINNING at a stake on the southern side of McLendon Drive 164.2 feet west from Garren Drive, at corner of Lot No. 112, and running thence with the southern side of said Drive, S. 60-02 W., 80 feet to a stake at corner of Lot No. 99; thence with the line of said Lot, S. 29-58 E., 170 feet to a stake; thence N. 36-27 E., 87.4 feet to a stake at corner of Lot 112; thence with line of said lot, N. 29-58 W., 135 feet to the beginning corner.

This is the same property conveyed to the mortgagors by Deed of the Secretary of Housing and Urban Development recorded December 6, 1977 in Deed Book 1069 at Page 204 in the RMC Office for Greenville County.

which has the address of 18 McLendon Street Greenville  
[Street] [City]  
South Carolina (herein "Property Address");  
[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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