

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

# MORTGAGE

THIS MORTGAGE is made this 6th day of January 1978, between the Mortgagor, Stephen L. and Frances A. Whitten (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 Thirty Four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2003

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, situate, lying and being on the southern side of New Highway No. 296, and the eastern side of a County Road known as Thompson Road in Greenville County, South Carolina, on the western side of the Enoree River containing 54.58 acres as shown on a plat entitled Property of John E. Hudson made by H. S. Brockman and John A. Simmons, Registered Land Surveyors, dated October 27, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6J, page 56, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the intersection of New Highway No. 296 and a Greenville County Road known as Thompson Road; and running thence along the center of said County Road, S. 1-29 E., 100 feet to a nail; thence continuing with the center of said Road, S. 10-10 E., 400 feet to a nail; thence continuing with the center of said Road, S. 3-18 E., 92.8 feet to a nail; thence along the line of property now or formerly belonging to Elford Thompson, S. 41-49 E., 1137 feet crossing a branch to an iron pin on the line of property formerly belonging to Arnold Kilgore; thence along the Kilgore line, N. 71-18 E., 607.2 feet to an iron pin; thence N. 15-00 E., 92.8 feet to an iron pin; thence with the branch as the line, the traverse lines being N. 58-45 E., 131 feet, N. 34-30 E., 191 feet, and N. 57-00 E., 245 feet to an iron pin in or near the Enoree River; thence up the center of the waters of the Enoree River and the following courses and distances, N. 34-26 W., 230 feet to a point, N. 39-56 W., 340 feet to a point, N. 40-41 W., 125 feet to a point, N. 36-26 W., 356 feet to a point, N. 36-41 W., 260 feet to a point, and N. 34-26 W., 258 feet to a point in the center of New Highway No. 296; thence along the center of New Highway No. 296, the following courses and distances: S. 64-41 W., 795 feet to a nail; thence S. 61-41 W., 200 feet to a nail; and thence S. 57-18 W., 204.4 feet to a nail in the intersection of New Highway No. 296 and Greenville County Road known as Thompson Road, the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by L. W. Brummer, to be recorded herewith.

which has the address of New Highway No. 296 with Thompson Road, Greer, South Carolina 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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