

GREENVILLE, CO. S. C.

BOOK 1427 PAGE 780

APR 3 12 03 PM '78

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

DONNIE S. TANKERSLEY
R.H.C. **MORTGAGE**

THIS MORTGAGE is made this 31st day of March 1978, between the Mortgagor, SAMUEL S. GLENN (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 SIXTEEN THOUSAND AND NO/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 March 1, 1993;

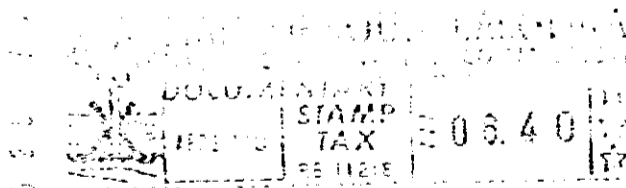
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, lot or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as shown on plat of property of Mamie K. James, Estate by Campbell & Clarkson Surveyors, Inc. dated February 8, 1977, and lying on the east side of North Avenue and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of North Avenue which point is 200-feet, more or less, north of the intersection of West Poinsett Street and North Avenue and running thence along North Avenue N. 16-15 E. 500-feet to a point; thence S. 73-03 E. 86.45-feet to a point; thence S. 16-05 W. 50-feet to a point; thence N. 73-03 W. 86.6-feet to the point of beginning.

WHEREAS, Fred G. James died Testate, See Probate Court records Apt. 531, File 18, naming Fred G. James, Jr. and Laurens I. James, Sr., as Executors, and WHEREAS, Mamie K. James died Testate, See Probate Court records Apt. 1318, File 7 and naming Fred G. James, Jr. and Laurens I. James, Sr., as Executors, both Wills devising the above described property unto Fred G. James, Jr., Laurens I. James, Sr., Lois James Ratteree, Julia James Vaughn, Mary Ann James Harmon and Virginia Irby James Leopard. The deed from the above conveyed to the mortgagor herein is recorded of even date herewith. Julia James Vaughn died leaving Ralph S. Vaughn as heir, see Apartment 1494, File 26, Greenville County Probate Court.

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which has the address of 100 North 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 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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