

FILED
GREENVILLE CO. S. C.

MAR 14 4 44 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

Mail To:
VOL 1459 PAGE 763
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 13th day of March 1979, between the Mortgagor, Fred B. Charlotte, Jr. and Harriett B. Charlotte (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").

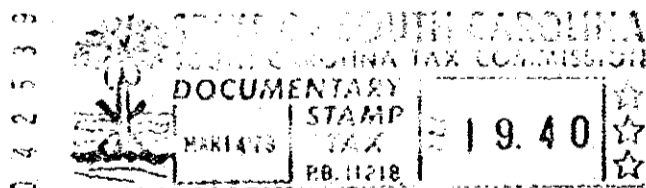
WHEREAS, Borrower is indebted to Lender in the principal sum of . . . Forty Eight Thousand Five Hundred and No/100 (\$48,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009

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 those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of Heathwood Drive, near the Town of Taylors, South Carolina, and being shown as Lots 62 and 63 on plat of Heathwood as recorded in the R.M.C. office for Greenville County in Plat Book KK, Page 35 and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northeastern side of Heathwood Drive at a point 199.3 feet northwest of the northwesterly corner of the intersection of Heathwood Drive and Whitman Drive, said pin being the joint corner of Lots 51 and 63, and running thence along the common line of Lot 63 with Lots 51, 52, 53 and 54 N. 9-54 E., 259.1 feet to an iron pin, corner of Lots 61 and 63; thence along the said line of Lot 61 N. 80-06 W., 210 feet to an iron pin on the easterly side of Heathwood Drive, joint corner of Lots 61 and 62; thence along the easterly side of Heathwood Drive S. 9-54 W., 62.4 feet to an iron pin; thence around the curve of Heathwood Drive, the chord of which is S. 17-43 E., 88.8 feet to an iron pin on the northeastern side of Heathwood Drive; thence along the northeastern side of said Drive S. 45-20 E., 50 feet to an iron pin, joint corner of Lots 62 and 63; thence continuing along the northeastern side of Heathwood Drive S. 45-20 E., 155.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Thomas M. Barton and Rebecca D. Barton recorded in the R.M.C. Office for Greenville County on March 14, 1979, in Deed Book 1098, Page 443.



which has the address of 301 Heathwood Drive Taylors, South Carolina (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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