

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

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

APR 12 11 15 AM '79  
THIS MORTGAGE is made this 12th day of April 1979, between the Mortgagor, Alene B. Timmons (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-FOUR THOUSAND (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 April 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 that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot No. 1 on a Plat of ESTATE OF RESSIE N. KINION, prepared by Dalton & Neves, Engineers, dated October, 1948, and according to said Plat, having the following metes and bounds:

BEGINNING at an iron pin on Piney Mountain Road at corner of Lot No. 4 and running thence S 64-48 W, 195.5 feet to an iron pin; thence S 15-35 E, 90 feet to an iron pin; thence N 66-04 E, 207.2 feet to an iron pin on Piney Mountain Road; thence with said Road, N 23-23 W, 94 feet to the point of beginning.

ALSO

ALL that piece, parcel, or lot of land known as Lot No. 1 of a Subdivision or recutting of Lot No. 2, corner of Claremont Drive and Piney Mountain Road, shown on Plat of Ressie N. Kinion property, as follows:

BEGINNING at an iron pin on Piney Mountain Road at the corner of Lot No. 1 and original Lot No. 2 of the Ressie N. Kinion Property; thence S 66-04 W, 87.2 feet to an iron pin; thence S 15-51 E, 112.7 feet to an iron pin on Claremont Drive; thence N 54-55 E, 76.7 feet to an iron pin; thence N 27-45 E, 22 feet; thence with Piney Mountain Road, N 11-45 W, 87.5 feet to the point of beginning.

ALSO

ALL those certain lots of land in Greenville County, South Carolina, on the northern side of Claremont Drive, designated as Lots 2 and 3 of the Property of Walter W. Goldsmith and Henry P. Willimon, as shown on Plat made by J. C. Hill, February 27, 1958, and having the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Claremont Drive, and running thence N 74-25 E, 60 feet to a pin; thence N 54-55 E, 62.2 feet to a pin; thence N 15-51 W, 112.7 feet to a pin; thence S 66-04 W, 120 feet; thence S 15-35 E, 115.7 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of David E. Parham and Carolyn Parham, dated April 12, 1979, to be recorded simultaneously herewith.

2 Claremont Drive and  
which has the address of 201 and 203 Piney Mountain Road Greenville  
[Street] [City]  
S. C. 29605 (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 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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