

FILED
GREENVILLE CO. S. C.
JUN 18 8 34 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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

MORTGAGE

THIS MORTGAGE is made this 15th day of June, 1979, between the Mortgagor, Julian R. Wates, (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").

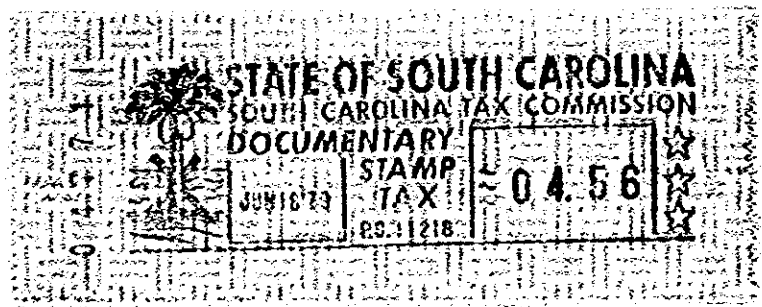
WHEREAS, Borrower is indebted to Lender in the principal sum of \$11,400.00 and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on the first day of June, 1994;

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 Chick Springs Township, Greenville County, State of South Carolina, situated on the North side of Westfield Avenue (formerly Maude Street), in the City of Greer, and being Lot No. 4, according to a survey and plat by W. N. Willis, Engineers, dated November 21, 1912, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Westfield Avenue, and running thence N. 12-58 W. 140.5 feet to an alley; thence along said alley, S. 76-13 W. 60 feet to an iron pin; thence S. 12-58 E. 138.6 feet to an iron pin on the north side of Westfield Avenue; thence along said Westfield Avenue, N. 78-22 E. 60 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and fights-of-way appearing on the property and/or of record.

This is that same property conveyed to Mortgagor by deed of Hellon L. Smith to be recorded herewith.



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which has the address of 205 Westfield Avenue, 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 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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