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DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

THIS MORTGAGE is made this 25th day of July, 1974, between the Mortgagor, Ronnie J. Smith and Margie W. Smith

(herein "Borrower"), and the Mortgagee, Family Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 North Main St., Greer, S. C., (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand and no/100ths (\$21,000.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1999

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 the State and County aforesaid, Butler Township, about two miles southeast of Pelham, lying on the south side of the CIRCLE ROAD, and being a part of the same property conveyed to Thomas L. Walker and Jessie B. Walker by deed recorded in the office of the R. M. C. for Greenville County in Deed Book 526 at page 696, and having the following courses and distances, to wit:-

BEGINNING on a nail and cap in the center of the CIRCLE ROAD, joint corner of another parcel conveyed July 12, 1973, to Naomi H. and James R. Hindman, and runs thence with the said road, S. 64-00 W. 300 feet to a nail and cap; thence leaving the road and running S. 27-00 E. 30 feet to an iron pin on the southern bank of the road, then continuing with the same course for a total distance of 310 feet to an iron pin on the Franklin Smith line; thence with the said line, N. 54-19 E. 305.5 feet to an iron pin on the said line and joint corner of the lot conveyed to Naomi H. and James R. Hindman; thence with the common line of the Hindman parcel and of this lot, N. 27-00 W. 256.5 feet to the beginning nail and cap, (iron pin back on line at 16 feet), and containing One and Ninety Five One-hundredths (1.95) Acres, more or less.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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