

FILED  
GREENVILLE CO. S. C.

Dec 30 4 13 PM '75

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

1975 983

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

THIS MORTGAGE is made this 30 day of December, 1975, between the Mortgagor, Crain Real Estate and Insurance Agency, Inc. (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 3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three thousand seven hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated First, January 1975 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, January 1975;

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 with the rights appurtenant thereto and the improvements thereon, situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, northwest of U. S. Highway No. 29, known and designated as Unit No. 8 of Hampton Village Shopping Center, and having, according to a plat thereof prepared by J. Mac Richardson, dated July 9, 1959 and recorded in the R.M.C. Office for Greenville County in Plat Book SS at Page 189, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeastern side of Artillery Road, which iron pin is 175.8 feet in a northwesterly direction from the northeast corner of the intersection of said road and U. S. Highway No. 29 and running thence with the northeast side of Artillery Road N. 30-15 W., 24 feet to a point; thence N. 59-45 E., through the center line of the joint building wall of Units Nos. 8 and 9, 99.35 feet to a point; thence S. 30-15 E., 24 feet to a point; thence S. 59-45 W., through the center line of the joint building wall of Units Nos. 7 and 8, 99.35 feet to the point of beginning.



which has the address of 15 Hampton Village Taylors,  
S.C. [Street] [City]  
[State and Zip Code] (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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