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GREENVILLE CO. S.C.

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

MORTGAGE

THIS MORTGAGE is made this 10th day of March 1977, between the Mortgagor, S. DONALD RAY MC MANUS and PATRICIA B. MC MANUS (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association (herein "Lender"), 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").

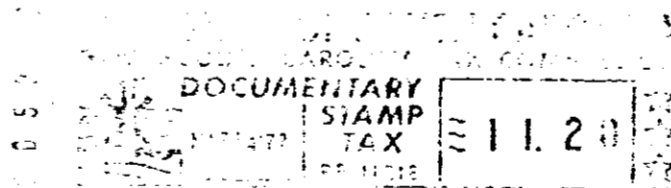
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-EIGHT THOUSAND AND NO/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2007.

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 lot of land situate on the northeastern side of Taylors Road and on the northwestern side of Sunrise Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 2 on a plat of the property of Mattox & Dillard Builders dated November 13, 1972, prepared by Tri-State Surveyors, recorded in Plat Book 5-D at page 15 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Taylors Road at the joint front corner of Lot 1 and Lot 2 and running thence with Lot 1 N 35-14 E 171.7 feet to an iron pin in the line of Lot No. 3; thence with Lot 3 S 19-36 E 165.5 feet to an iron pin on the northwestern side of Sunrise Drive; thence with said Drive S 70-16 W 69.3 feet to an iron pin at the corner of the intersection of Sunrise Drive and Taylors Road; thence with the curvature of the corner of said intersection, the chord being N 82-01 W 44.3 feet to an iron pin on the northeastern side of Taylors Road; thence with said Road N 54-19 W 57.3 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Mattox & Dillard Builders, Inc., to be recorded herewith.



which has the address of 2 Sunrise Drive Taylors, S. C. 29687 (Street) (City) (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 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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