FILTO GREENVILLE CO.S.C.

Ser 26 3 42 PH 17

## MORTGAGE.

on 1410 uu807

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

300x 1411 pec 619

THIS MORTGAGE is made this. twenty-sixth day of September

19. between the Mortgagor, Stanford Grist and Marilyn Michie Grist

Savings & Loan Association (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").

ALL those pieces, parcels or lots of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, being shown and designated as Tracts 8 and 9 on an unrecorded plat of property entitled "J. C. and Ollie Morgan", dated July 4, 1977, by Martin Smith and Associates, PLS, and having according to said plat, the following metes and bounds, to-wit:

TRACT NO. 8: BEGINNING at an iron pin on the southern side of Old Highway 25 at the corner of Tract 7 and running thence, S. 40-57.33 E. 836.03 feet to a point, joint corner of Tracts 7, 8 and 14; thence, running S. 40-50 W. 312 feet to an iron pin, joint rear corner of Tracts 8 and 9; thence, running S. 40-57.33 E. 930.87 feet to an iron pin on the southern side of Old Highway 25; thence, running N. 52-14.08 E. 125.86 feet to a point; thence, running N. 62-11.59 E. 201.00 feet to an iron pin, point of beginning.

TRACT NO. 9: BEGINNING at an iron pin on the southern side of Old Highway 25 at the joint front corner of Tracts 8 and 9 and running thence, \$\geq \text{S. 40-57.33 E. 930.87 feet to an iron pin, joint rear corner of Tracts 8 and 9; thence, running S. 52-10 W. 250 feet to an iron pin; thence, running N. 58-35 W. 740.28 feet to an iron pin on the south side of Old Highway 25; thence, running along Old Highway 25, N. 21-46 E. 109.49 feet, N. 17-45.06 E. 220.63 feet, N. 25-46.19 E. 84.90 feet and N. 37-46.06 E. 99.49 feet to joint front corner of Tracts 8 and 9, point of beginning.

DERIVATION: This is a portion of the property conveyed to Stanford Grist and Marilyn Michie Grist by deed of Ollie N. Morgan to be recorded of even date herewith in the R.M.C. Office for Greenville County, South Carolina.

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.

SOUTH CAROLINA-I to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT

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146.00 P. SON B.