

GREENVILLE CO. S. C.
AUG 29 1 55 PM '73
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1289 PAGE 265

MORTGAGE

THIS MORTGAGE is made this 28th day of August, 1973, between the Mortgagor, Frank M. Pressly & Corbin A. Pressly (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is E. Camperdown Way, Greenville, S. C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Two Hundred & No/100-----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 August 10, 1998;

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 lot of land on the western side of Lanneau Drive being known and designated as the northern 37½ feet of Lot 58 and the southern 25 feet of Lot 59 of a subdivision known as Lanneau Drive Highlands as shown on the plat thereof made by Dalton & Neves in August 1937 and recorded in Plat Book D, Page 289, and having the following metes and bounds:

BEGINNING at an iron pin on the western side of Lanneau Drive in the front line of Lot 58 which point is 12½ feet north from the corner of Lot 57, and running thence along the western side of Lanneau Drive N. 10-11 E. 62½ feet to an iron pin in the center of the front line of Lot 59; thence on a line across the middle of Lot 59 N. 79-49 W. 150 feet to an iron pin in the center of the rear line of said Lot 59; thence S. 10-11 W. 62½ feet to an iron pin in the rear line of Lot 58, which point is 12½ feet north of the corner of Lot 57; thence on across Lot 58 S. 79-49 E. 150 feet to an iron pin on the western side of Lanneau Drive, the point of beginning.



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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