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BOOK 1405 PAGE 405

BONNIE S. FARMER, CLERK
MORTGAGE

THIS MORTGAGE is made this 28th day of July, 1977, between the Mortgagor, Brent C. Mizell and Kathryn D. Mizell (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 29651 (herein "Lender").

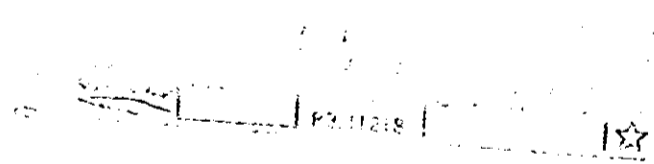
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Nine Hundred and NO/100---- Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2002.

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 in Chick Springs Township, Greenville County, State of South Carolina, on the Western side of State Highway # 14, sometimes called the Pelham Road (about 1/2 mile Southeast of the Pleasant Grove Baptist Church), being a portion of tract # 7, as shown on plat recorded in the R.M.C. Office for Greenville County, in Plat Book C at Page 104, and being more particularly described according to a recent survey prepared by J. C. Hill, April 22nd, 1955, as follows:

BEGINNING at an old stone corner, on the Western side of State Highway # 14, at the joint corner of tracts # 7 and 9, as shown on plat of Division of Simeon Hughes, recorded in Plat Book C at Page 104, and running thence with the joint line of said tracts, N. 79 W. 210 feet to iron pin; thence N. 4-30 E. 210 feet to iron pin; thence S. 79 E. 210 feet to iron pin in the Western side of South Carolina Highway # 14; thence with said Highway, S. 4-30 W. 210 feet to the point of beginning;

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and /or of record.

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This is that same property conveyed to mortgagor by deed of Virgil D. Wactor to be recorded herewith.



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which has the address of Route #5 Greer, S. C. 29651 (herein "Property Address");
(Street) (City) (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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