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DONNIE S. TANKERSLEY
R.M.C.

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

MORTGAGE

THIS MORTGAGE is made this 5th day of August 1977, between the Mortgagor, Clarence U. Sweeney and Lessie M. Sweeney (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").

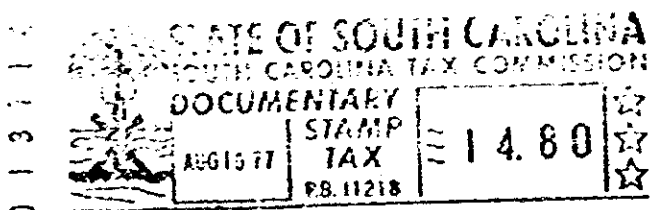
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand and No/100 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by J. L. Montgomery, III, R.L.S., June, 1977, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-G, at Page 19, having the following courses and distances, to-wit:

BEGINNING at a nail and cap in or near the center of Hipps Road, joint corner of property now or formerly owned by John D. Hollingsworth, and running thence with the Hollingsworth line, N. 56-35 W. 280.2 feet to an iron pin; thence, S. 38-15 W. 183.3 feet to an iron pin; thence, S. 42-24 E. 224.2 feet to an iron pin; thence, S. 56-23 E. 33 feet to a nail and cap in or near the center of Hipps Road; thence, N. 40-56 E. 104.72 feet to a nail and cap in or near the center of said Hipps Road; thence, N. 46-54 E. 137.42 feet to a nail and cap in or near the center of said Hipps Road, the point of Beginning.

The within property is the same property conveyed to the mortgagors herein by that certain deed of Henry M. Sweeney, dated July 28, 1977 and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, on August 5, 1977, in Deed Book 1061, at Page 916.



which has the address of Hipps Road, Simpsonville, S. C., 29681 (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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