

MORTGAGE

3-50CI

THIS MORTGAGE is made this TWENTY-FIRST day of NOVEMBER 1977 between the Mortgagor, C. Keith Herman (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and no/100ths (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 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 January 1, 2008

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 parcel or lot of land in Greenville County, State of South Carolina, located 8 miles north of the Town of Greer, containing one acre, more or less, and being more particularly described as follows:

BEGINNING at a nail and stopper in the center of Jordan Road and the intersection of a dirt road and running thence with the center of said Jordan Road, S. 17-50 E. 210 feet to a nail and stopper; thence, a new line, S. 79-30 W. 30 feet to an iron pin; thence, continuing on the same course for a total distance of 209.1 feet to an iron pin; thence, N. 17-50 W. 210 feet to an iron pin located on the edge of a dirt road; thence, with the edge of said dirt road N. 79-30 E. 209.1 feet to the beginning point (iron pin set back on line at 30 feet) as shown upon plat by Wolfe & Huskey, Inc., Engineering and Surveying, Lyman, S. C., dated September 9, 1977, for C. Keith Herman.

DERIVATION: See deed of John E. Herman to C. Keith Herman as recorded September 20, 1977, in Deed Book 1065 at Page 150 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Route 2, Jordan Road Greer
(Street) (City)
SC 29651
(State and Zip Code) (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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