

FILED GREENVILLE CO. S. C.

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

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MORTGAGE

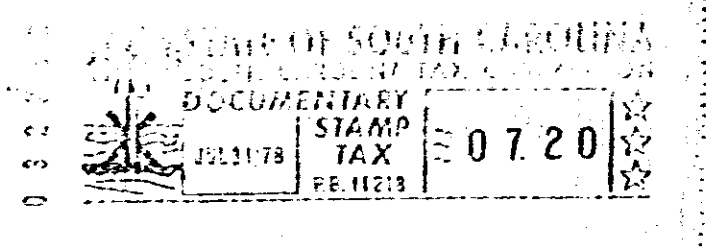
THIS MORTGAGE is made this 28th day of July 1978, between the Mortgagor, William F. Finnell (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 certain lot of land in the Town of Mauldin, County of Greenville, State of South Carolina, known as Lot No. 11, of property of L. Maude Rogers, as shown on Plat in Plat Book 00, at Page 154, in the R. M. C. Office for Greenville County, South Carolina, and being more particularly described as follows:

BEGINNING at a joint corner of Lots No. 10 and 11, on Rainbow Circle, thence S. 28 E., 221 feet to rear corner of Lot No. 9; thence S. 70-45 W., 144.5 feet to the rear corner of Lot No. 11; thence N. 10-45 W., 182.4 feet to Rainbow Circle; thence N. 48-50 E., 90 feet to THE POINT OF BEGINNING.

This being the identical lot of land conveyed to William F. Finnell, the Mortgagor herein, by deed of Bobby J. Carr and Sarah L. Carr, of even date to be recorded herewith.



which has the address of 106 Rainbow Circle, Mauldin, S. C. 29662 (Street) (City) (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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