

1493-810

FILED
GREENVILLE CO. S. C.
NOV 1 3 13 PM '79
DONNIE TANKERSLEY
R.M.C.

Mail to:
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 1st day of November, 1979
19..... between the Mortgagor, ELMER S. WILSON, INC.,
Savings & Loan Association (herein "Borrower"), and the Mortgagee Family Federal
..... 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 THIRTY FIVE THOUSAND
AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note
dated November 1, 1979 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2005

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 lot of land in said State and County being shown and designated
as Lot Number 7 on Plat of EL-REE ESTATES, by Jones Engineering Service,
dated October 18, 1979, recorded in Plat Book 7-C at Page 76 and having
such metes and bounds as appear by reference to said plat.

THIS is a portion of the property conveyed to the Mortgagor by deed of
William H. Groce, Jr., et al recorded in Deed Book 1111 at page 303 on
September 13, 1979 in the RMC Office for Greenville County.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
NOV 13 1979

GCTO -----2 NO 1 79 1328

which has the address of Lot 7, Elcon Drive, Greer, S. C.
[Street] [City]
..... (herein "Property Address"):
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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