

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

RECORDED  
S.C.

# MORTGAGE

1980 FEB 11 45 AM '80

THIS MORTGAGE is made this 1st day of February 1980 between the Mortgagor, John P. Corn and Margaret R. Corn (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 Five Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1980 (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, 1985

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 tract of land, situate, lying and being on the southeastern side of Bennett Bridge Road (S. C. Highway No. 296) and on the southwesterly side of the Enoree River in Greenville County, South Carolina being known and designated as a tract of land containing 3.0 acres, more or less, as shown on a plat entitled PROPERTY OF JOHN P. CORN AND MARGARET R. CORN dated January 17, 1980, made by Freeland & Associates, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 1-7 at Page 99 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in or near the center line of the Enoree River (said point being located N. 64-43 E., 37.3 feet from an iron pin on the southeastern side of Bennett Bridge Road on the southwesterly side of the Enoree River) and running thence along the center line of said River, the traverse line being S. 36-23 E., 308.8 feet to a point; thence S. 52-52 W. 412.0 feet to an iron pin on the northeastern side of a 50 foot easement for ingress and egress; thence along the northeastern side of said easement, N. 29-41 W. 186.7 feet to an iron pin and N. 17-22 W. 178.4 feet to an iron pin; thence with the intersection of said easement and Bennett Bridge Road, N. 23-41 E. 37.7 feet to an iron pin on the southeasterly side of Bennett Bridge Road; thence along the southeasterly side of Bennett Bridge Road, N. 64-43 E. 305.1 feet to a point in or near the center line of the Enoree River, the point of beginning.

The above property is the same property conveyed to John P. Corn and Margaret R. Corn by deed of Stephen L. Whitten and Frances A. Whitten of even date to be recorded herewith.

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which has the address of Bennett Bridge Road Greer S. C. 29651 (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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