

FILED  
 GREENVILLE CO. S. C.  
 FEB 25 1 31 PM '77  
 BONNIE S. TANKERSLEY  
 R.H.C.

BOOK 1390 PAGE 198

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

**MORTGAGE**

BOOK 84 PAGE 089

THIS MORTGAGE is made this 25<sup>th</sup> day of February 1977, between the Mortgagor, Alva K. Phillips, Jr. (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 Twenty Five Thousand One Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 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 March 1, 2007.

This is that same property conveyed to Mortgagor by deed of C.S. Willingham and Richard L. Crain, this date and to be recorded herewith.

MR1684

700

PAID AND CASHED IN FULL  
 FEB 25 1977  
 28585  
 AMERICAN FEDERAL BANK, F.S.B.  
 FORMERLY AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION

DOCUMENTARY STAMP TAX  
 FEB 25 1977  
 10.08

BY AD Jernigan AWP  
 WITNESSES Jim Williams

2.0001

Formerly, Family Federal Savings and Loan Association

28876  
 Perry David Bush

MAR 16 1984

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which has the address of 300 E. Lee Road, Taylors, (Street) (City)  
29687 (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 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.