

JAN 4 2 45 PM '74

DONNIE S. TANKERSLEY

MORTGAGE

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THIS MORTGAGE is made this 31st day of December, 1973,  
between the Mortgagor, LARRY G. LEMMOND

(herein "Borrower"),  
and the Mortgagee, SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation  
organized and existing under the laws of South Carolina, whose address  
is E. Camperdown Way, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY TWO THOUSAND  
FIVE HUNDRED & NO/100 Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on December 10th  
1998;

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 piece, parcel or lot of land in the State of  
South Carolina, County of Greenville, containing 1.17 acres, more  
or less, and known and designated as Lot No. 1 on a Plat of Pro-  
perty of R. C. Ayers, prepared by C. O. Riddle, Surveyor, dated  
October 28, 1971, recorded in the RMC Office for Greenville County  
in Plat Book 4N at page 46 and having, according to said plat, the  
following metes and bounds, to wit:

BEGINNING at an iron pin in Brown Road at the joint front corner of  
Lots 1 and 2 and running thence with Brown Road, S. 13-39 E., 120  
feet to an iron pin in Brown Road at the joint corner of Lot 1 and  
Property of Jerry K. and Frances C. Green; thence with the property  
line of the Greens, S. 79-38 W., 363.9 feet to an iron pin; thence  
N. 1-16 W., 174.8 feet to an iron pin at the joint rear corner of  
Lots Nos. 1 and 2; thence with the joint line of Lots 1 and 2, N.  
88-44 E., 333.7 feet to an iron pin in Brown Road, being the point  
of beginning.



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, appur-  
tenances, 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 Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this  
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.