

JUN 3 3 30 PM '74

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this third day of June, 19 74,
between the Mortgagor, R. Scott Bailey

(herein "Borrower"),
and the Mortgagee, Family Federal Savings and Loan Association, a corporation
organized and existing under the laws of the United States of America, whose address
is # 3 Edwards Bldg., 600 North Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand
Five Hundred and no/100ths 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 June 1, 1999

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, situate, lying and being
in Chick Springs Township, said State and County, near Pleasant Grove
Baptist Church, being shown and described as Lot No. 11 on a plat of
property of the J. M. Mattox Estate, prepared by H. S. Brockman, Surveyor,
November 6, 1952, amended February 25, 1956, duly recorded in Plat Book
JJ at page 127, R.M.C. Office for said County, and having the following
courses and distances, to-wit:

BEGINNING at a stake on the Western edge of State Highway No. 14, joint
front corner Lots Nos. 11 and 12, and running thence as dividing line
between said lots, N. 85-19 W. 209 feet to a stake, joint corner Lots
Nos. 12, 36, and 37; thence with the line of Lot No. 37, S. 4-41 W.
80.6 feet to a stake; thence, S. 79-48 E. 210 feet to a stake on the
Western edge of State Highway No. 14; thence with the Western edge of
said Highway, N. 4-41 E. 100 feet to 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 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 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.

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