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BOOK 1317 PAGE 837

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of July, 1974,
between the Mortgagor, Charles A. Stevenson

(herein "Borrower"),
and the Mortgagee, Family Federal Savings and Loan Association, a corporation
organized and existing under the laws of South Carolina, whose address
is 600 North Main Street, Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand
Five Hundred and 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 July 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 lot of land in Greenville County, State of South Carolina, with the
buildings and improvements thereon, on the northwest corner of East Earle and
Bennett Streets; and known as Lot No. 18, Section F of Stone Land Company,
recorded in Plat Book A at pages 337-345, and having according to a plat thereof,
prepared by C. M. Furman, Jr., C.E., October 8, 1930, and described as
follows:

BEGINNING at a point on the north side of East Earle Street, which is at the
northwest intersection of East Earle and Bennett Streets; and running thence
with East Earle Street N. 71-20 W. 65 feet 4 inches to an iron pin; thence N.
18-30 E. 137 feet 8 inches to an iron pin in the south side of Swiss Avenue (also
known as Carraux Street); thence with said Avenue, S. 66-15 E. 65 feet 8 inches
to corner of Swiss Avenue and Bennett Street; thence with the west side of
Bennett Street S. 18-30 W. 131 feet 6 inches to the beginning corner.



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.

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