

Family Federal Savings & Loan Assn.
Drawer L.

Greer, S. C. 29651

1337 673

MORTGAGE

THIS MORTGAGE is made this day of, 1975.....
between the Mortgagor, Edd A. Burch(herein "Borrower"),
and the Mortgagee, Family Federal Savings & Loan Assoc., a corporation
organized and existing under the laws of The United States of America, whose address
is #3 Edwards Bldg., 600 North Main Street, Greer, S. C. (herein "Lender").WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Two hundred
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 May 1, 1990To 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 parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, near the City of Greer, on
the southeast corner of the intersection of Jones Avenue and Edwin Drive,
being known and designated as Lot No. 3 on a plat of property prepared
for Florence H. Peace recorded in Plat Book SSS, pages 630 and 631, and
also as more recently shown on a plat of property prepared for Hulon B.
Howard recorded in Plat Book ZZZ, page 153. According to said plats,
said property fronts 75 feet on the southeast side of Jones Avenue, with
a depth of 150 feet along Edwin Drive, and with a rear width of 75 feet.This being the same property conveyed to mortgagor herein by deed of
Hulon B. Howard to be recorded herewith.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.