

Family Federal Savings & Loan
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 16th day of May, 1975, between the Mortgagor, Mr. Carroll O. Bunker & Mrs. Betty J. Bunker (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Asso., a corporation organized and existing under the laws of United States of America, whose address is #3 Edwards Bldg. 600 N. Main St. Greer, S.C. 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand 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 1st, 2000;

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: containing six (6) acres, more or less, situate, lying and being on the southerly side of S. C. Highway No. 11 and having according to a survey prepared by W. N. Willis, April 7, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of S.C. Highway No. 11 at the joint front corner of the tract herein described and the property now or formerly of Bryant and running thence with said Highway, the following courses and distances: N. 57-25 E. 67 feet; N. 53 E. 133 feet; N. 63-55 E. 95 feet; N. 70-45 E. 188 feet; N. 82-05 E. 183 feet; N. 86-50 E. 97 feet; N. 85-40 E. 100 feet; and N. 78-20 E. 22 feet to an iron pin; thence S. 5-15 E. 127 feet to an iron pin; thence S. 46-30 W. 322 feet to an iron pin; thence S. 67-00 W. 479 feet to an iron pin; thence N. 28-00 W. 338 feet to the point of beginning and being all that property conveyed to mortgagor by deed of Annie G. Pruitt, dated this date and to be recorded herewith in R.M.C. Office for said County and State.

ALSO, all mortgagor's right, title and interest in and to that certain release and waiver by W. E. Branyon in and over all roadways, trails or easements over, along or upon the above described property and more specifically set forth in that certain quit-claim deed of W. E. Branyon, dated November 1973, and recorded in the R.M.C. office for said County and State.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property described.



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 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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