

JUN 30 8 26 AM '75

DONNIE S. TANKERSLEY
R.M.C.

MAIL

BOOK 1342 PAGE 893

Greer, S.C. 29001

MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1975, between the Mortgagor, Robert G. Owens and Thelma D. Owens and Mamie O. Ellis (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of six thousand two hundred fifty & 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, 1985;

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: Chicks Springs Township, School District 9-Hin the City limits of Greer, and having the following courses and distances, to-wit:

BEGINNING at iron pin on Brown (formerly McAdoo) Street, on line of lot # 35 and runs thence therewith S. 76-45 W. 50 feet to corner of lot #36 on said street; thence with the line of lot #36, N. 13 W. 100 feet to iron pin, corner of lots 34 and 33 on line of lot #36, thence with the dividing line between Nos. 33 and 34 lots, N. 76-45 E. 50 feet to iron pin on said dividing line; thence a new line S. 13 E. 100 feet to the beginning corner.

This is that same property conveyed to Mamie O. Ellis by deed of A.A. Wilson and Hattie A. Wilson, dated May 22, 1950, and recorded in Deed Book 410 page 263.

AND ALSO, ALL that certain piece, parcel and tract of land, situate, lying and being in spartanburg County, State of South Carolina, and being shown and designated as two (2) acres on plat prepared for "Robert G. & Thelma D. Owens" dated 6-24-75, prepared by John A. Simmons, R.L.S. and to be recorded herewith in R.M.C. Office for said County and State, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a RR spike in center of Brockman Road, joint front corner of property of Spencer and grantor, and runs thence with center of Brockman Road, N. 29-06 E. 100 feet to spike in center of road; thence as a new line S. 83-25 W. 1124.5 feet to iron pin; thence as a rear line along McClimon land, S. 5-27 W. 60.3 feet to iron pin, corner of Spencer property; thence as common line of Spencer property, N. 85-00 W. 1164.4 feet to RR spike in center of Brockman Road, the beginning corner.

This is that same property conveyed to mortgagor by deed of Lewis D. Hinkle, dated this date and to be recorded in R.M.C. Office for said County and State.

The property described herein is the same security for the payment of a note executed this date, and the security evidenced by mortgage of same property to be recorded in Spartanburg County.

All subject to rights of way and easements of record.

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 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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