

RECORDING FEE
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GREENVILLE CO. S.C.

SEP 23 1975

COMMERCIAL MORTGAGE

MORTGAGE

BOOK 1349 PAGE 920

Mail to:

Family Federal Savings & Loan Assn.

Drawer L

Greer, S.C. 29651

THIS MORTGAGE is made this 30th day of September 1975, between the Mortgagor, George G. And Margaret C. Gunn, Savings & Loan Association (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, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand & no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, December 2005.

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 tract of land in the County of Greenville, State of South Carolina, on the easterly side of Middle Tyger River, containing 26.3 acres, more or less, and being shown and designated as Property of George G. and Margaret C. Gunn, on plat prepared by H. C. Clarkson, RLS, May 5, 1975, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a point in the center of Middle Tyger River, said point being the extreme southwesterly corner of the tract herein conveyed and running thence from the center of said River to an iron pin on the bank; running thence N. 48-56 E. 1288.3 feet to an iron pin; thence N. 7-00 E. 373.8 feet to an iron pin; thence N. 9-30 W. 319.8 feet to an iron pin; thence S. 88-07 W. 100 feet; thence N. 9-31 E. 60.6 feet to an iron pin; thence N. 70-52 W. 195.6 feet to an iron pin; thence N. 24-47 E. 48.3 feet to an iron pin; thence N. 46-00 W. 170.4 feet to a point in Highway #14; thence along said Highway S. 50-26 W. 200 feet to a point, S. 46-31 W. 200 feet to a point, S. 44-15 W. 163.5 feet to a point, and S. 48-57 W. 135.8 feet to a point in the center line of said Highway at bridge; thence with the center line of Middle Tyger River the traverse lines of which are: S. 11-26 E. 113.9 feet; S. 12-03 W. 359.4 feet; S. 4-43 W. 702.8 feet; and S. 5-35 E. 171.6 feet to the point of BEGINNING.

ALSO: All that certain piece, parcel, or tract of land in the County of Greenville, State of South Carolina, on the northerly side of Middle Tyger River, containing 51.7 acres, more or less, and being shown and designated as Property of George G. and Margaret C. Gunn, on plat prepared by H. C. Clarkson, RLS, May 21, 1975, and having, according to said plat, the following metes and bounds, to wit: BEGINNING at a point in the center of Middle Tyger River, said point being the extreme westerly corner of the tract herein conveyed and running thence from said point N. 60-00 E. (crossing an iron pin on bank 20 feet from the beginning point) 1674.5 feet to an iron pin; thence N. 35-37 E. 927.3 feet to a nail and cap in center line of a road; thence with the center line of said road S. 26-10 E. 91.8 feet, S. 17-19 E. 503.1 feet, and S. 33-35 E. 125.5 feet; thence leaving said road and crossing iron pin on bank, S. 36-54 W. 1522.5 feet to an iron pin near a large oak; thence S. 67-16 E. 731.3 feet; thence S. 58-49 E. 187.3 feet; thence N. 70-36 E. 119 feet; thence S. 86-43 E. 152.3 feet; thence S. 44-15 E. 351.3 feet; thence S. 19-49 W. 233.9 feet to an iron pin on bank of Middle Tyger River, said iron pin being 25 feet, more or less, from the center line of said River, the center line of said River being the property line; running thence with the center line of said River, the traverse lines running from the iron pin last mentioned being: N. 69-00 W. 731.3 feet; N. 45-12 W. 171.4 feet; N. 59-35 W. 572.3 feet; N. 85-25 W. 258.8 feet; S. 58-12 W. 176.9 feet; N. 84-32 W. 456.8 feet; N. 28-03 W. 349.6 feet; and N. 56-18 W. 309.5 feet to an iron pin on the northerly bank of said River, said iron pin being 20 feet, more or less, from the center line of said River, and being the point of BEGINNING.

which has the address of Lister Road, Route #2, Box 189-A, Landrum, South Carolina 29356 (herein "Property Address");

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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