

1353 827

Mail to:
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 15th day of November 1975, between the Mortgagor, David Reynolds, Jr. & Georgia McMurray REYNOLDS (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 Twenty-eight thousand three hundred & no/100 (\$28,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 2005 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 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: near the City of Greer, on the North side of Wade Hampton Boulevard, being known and designated as LOT NO. 13 on a plat of the BROOKWOOD SUBDIVISION prepared by B.B. Waters, Jr., Surveyor, dated October 14, 1968, recorded in Plat Book "QQ" at page 21, and having, according to said plat the following metes and bounds:

BEGINNING at the corners of Lots Nos. 13 and 14 and iron pin on side of Brookwood Dr., and running thence as common line of Lots 13 and 14, N. 87-27 W. 177 feet to an iron pin; thence as rear line N. 2-33 E. 125 feet to iron pin rear corners of Lots 13 and 12; thence as common line of Lots Nos. 13 and 12, S 87-27 E. 174 feet to iron pin on side of road; thence alone and with said road a distance of 125 feet to the iron pin, the beginning corner.

This property is subject to protective covenants and easements recorded in Deed Book 609 at page 49 and any easements and rights of way of record.

This is the same property conveyed to Mortgagor by deed of Jean T. Turner, dated this date and to be recorded in RMC Office for said County and State.



which has the address of 215 Brookwood Drive, Greer,
[Street] [City]
S. C. 29651 (herein "Property Address");
[State and Zip Code]

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 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 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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