

FILED
GREENVILLE CO. S. C.

DEC 30 11 28 AM '75 MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

NO 1336 908

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

THIS MORTGAGE is made this 29th day of December 1975, between the Mortgagor, E. Gary And Faye E. Cannon (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 SIX THOUSAND AND 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 January 1, 2001.

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: in Chick Springs Township, near Chick Springs, on the east side of Groveland Drive, and being known and designated as Lot No. 66, as shown on plat of the property of Alger Cannon by Terry T. Dill, dated August 31, 1968, and having the following courses and distances:

BEGINNING at an iron pin on the east side of Groveland Drive, joint front corner of Lot No. 65 and running thence N. 59-30 E. 212.5 feet to an iron pin; thence S. 15-45 E. 160.4 feet to an iron pin; thence S. 73-03 W. 204.4 feet to an iron pin on the east side of Groveland Drive; thence along and with Groveland Drive N. 18-45 W. 100 feet to the point of beginning.

Subject to restrictions, rights of way and easements.
Plat recorded in RMC Office in Plat Book 4P page 36.

This is the same property conveyed to mortgagors by deed from Joseph A. Sawyer, Jr. and Karen A. Sawyer to be recorded herewith.



which has the address of Route 3, Groveland Drive, Taylors, S.C. 29687 (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 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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