

FILED
GREENVILLE CO. S. C.

DEC 30 11 29 AM '75

DONNIE S. TANKERSLEY

MORTGAGE

1356 PAGE 910
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 30th day of December 1975, between the Mortgagor, Joseph A. And Karen Sawyer, Jr. (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 Fifty-five thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 1, 2006 (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, 2006;

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: known and designated as LOT NO. 17, Sugarberry Road, Dove Tree Subdivison, as shown on survey and plat prepared by Piedmont Engs. & Architects, dated Sept. 18, 1972, revised March 29, 1973 and recorded in RMC Office for said County and State in Plat Book 4X at pages 21, 22 and 23, reference to which is hereby made for a more particular description. Subject to Restrictions recorded in Deed Book 974 page 101 and all easements and rights of way of record or on the recorded plat.



which has the address of Rt. 1017, Sugarberry Road, Dove Tree, Taylors, (Street) (City)
S. C. 29687 (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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