

FILED  
GREENVILLE CO. S. C.

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

**MORTGAGE**

THIS MORTGAGE is made this 6th day of February, 1976, between the Mortgagor, David L. Horowitz (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-five thousand & no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 97 on a plat of GREENBRIER, dated September, 1957, revised September, 1959, made by Carolina Surveying and Mapping Company, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 128, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Log Shoals Road at the joint front corners of Lots Nos. 97 and 81 and running thence along the common line of said lots, S. 34-35 E., 170 feet to a point at the corner of Lot No. 96; thence along the line of Lot No. 96, N. 55-25 E., 117 feet to an iron pin at the joint rear corners of Lots Nos. 97 and 98; thence along the common line of said lots, N. 34-35 W., 236.5 feet to an iron pin on Log Shoals Road; thence along the southern side of the right of way of Log Shoals Road, S. 26-46 W., 133 feet to the point of beginning.



which has the address of Log Shoals Road Mauldin  
[Street] [City]  
South Carolina (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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