

FILED
GREENVILLE CO. S. C.

FEB 13 10 46 AM '76

GINNIE S. TANKERSLEY
R.M.C.

BOOK 1330 PAGE 226

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

MORTGAGE

THIS MORTGAGE is made this eleventh day of February, 1976, between the Mortgagor, William F. And Sallie O. Roberts (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 73 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 11, 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 First, February, 1996

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 in Chick Springs Township, County of Greenville, State of South Carolina, located on the Southern side of the Batson Road and being a part of Tract No. 1 of Thad E. Sammons Property as shown by plat recorded in Plat Book "V" at Page 196, Greenville County R.M.C. Office and being shown on a more recent plat made for James L. Howard by Carolina Surveying Co, dated April 9, 1971, and having the following metes and bounds to wit:

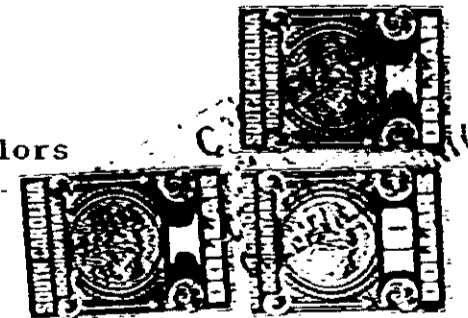
BEGINNING at the corner of W. E. and Thelma C. Coleman lot on the southern side of the Batson Road and running thence with the Coleman line S. 3-30 E. 189 feet; thence still with Coleman N. 88-16 W. 177 feet to point on line of lands now or formerly of M. O. Center; thence N. 14-30 W. 126 feet to the southern side of Batson Road; thence with the southern side of Batson Road N. 72-41 E. 206 feet to the beginning corner.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, containing 7.79 acres, more or less, according to a plat of Property of Maxwell O. Center, Jr., prepared by Campbell & Clarkson Surveyors, Inc., on August 7, 1973, and having the following courses and distances, to-wit:

BEGINNING at a pin in the center of Batson Road at the corner of property of Lewis Strickland, and running thence S. 14-30 E. 123.65 feet to an old iron pin; thence S. 10-20 E. 472.31 feet to an old iron pin on Buckhorn Creek; thence up Buckhorn Creek as the line with traverse lines as follows: N. 89-17 W. 186 feet; S. 87-25 W. 65.47 feet; N. 88-48 W. 174.57 feet; N. 89-54 W. 209.65 feet; S. 62-25 W. 113.26 feet; N. 79-33 W. 167.6 feet; and N. 57-49 W. 167.9 feet to an old tree corner; thence along a new line as follows: N. 73-19 E. 233.1 feet to an iron pin; N. 71-55 E. 260.88 feet to an iron pin; N. 65-17 E. 176.74 feet to an iron pin; N. 13-57 W. 299.3 feet crossing Batson Road to a new iron pin at a fence corner; thence along Batson Road S. 75-43 E. 187.56 feet to an iron pin; thence N. 75-46 E. 192.7 feet along said road to the point of beginning.

Old Batson Road off Meece Bridge Road
which has the address of _____
S. C. 29687 (Street)
_____ (herein "Property Address");
[State and Zip Code]

Taylors



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.

0 2 2 6
4328 RV-25