

FILED
GREENVILLE CO. S. C.

FEB 17 3 30 PM '76

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

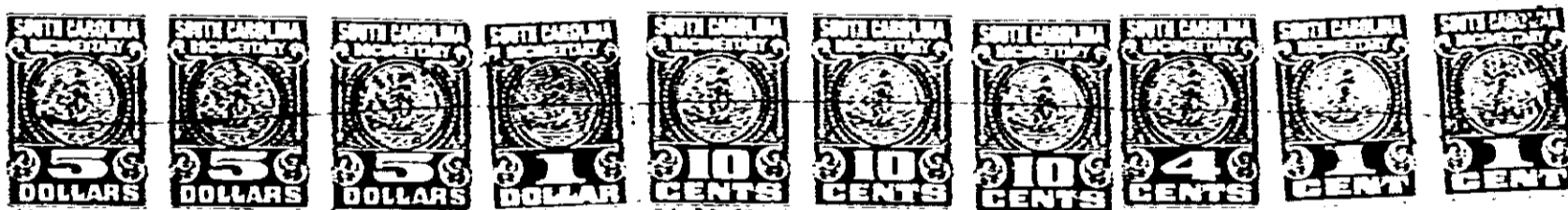
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THIS MORTGAGE is made this 16th day of February, 1976, between the Mortgagor, Joel Stanley Adams and Linda A. Adams (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C. a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand, Eight Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 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 March 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: being known and designated as Lot No. 24 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright, Associates dated August 18, 1975, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5D, at Pages 95 and 96 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of the cul-de-sac of Saratoga Drive, joint front corner of Lots Nos. 23 and 24, and running thence with the joint line of said lots, N. 84-28 W. 179.69 feet to an iron pin; thence N. 52-21 E. 172 feet to an iron pin, joint rear corner of Lots 24 and 25; thence with the joint line of said lots, S. 33-46 E. 112.64 feet to an iron pin on Saratoga Drive; thence with Saratoga Drive, following the curvature thereof, the chord of which is S. 34-43 W. 35 feet, to the beginning corner.



which has the address of Saratoga Drive, Greenville
[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 seized 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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