

FILED GREENVILLE CO. S. C.

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MORTGAGE

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

THIS MORTGAGE is made this 10th day of February 1976, between the Mortgagor, DONNIE S. TANKERSLEY (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 Thirty Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 10, 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 Feb. 1, 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, near the northern corporate limits of the Town of Greer, lying on the south side of the U. S. Super Highway No. 29, and on the north side of an unnamed street and between Earle Street and Line Street Extension, and being shown and designated as lots 5 and 6 on Plat of Property of J. C. Moon Estate prepared by H. S. Brockman, Surveyor, June 12th, 1947, and being a part of the same property that was conveyed to J. C. Moon by deed recorded in the office of the R.M.C. for Greenville County in Deed Book 235 at Page 207, and having the following courses and distances, to-wit:

BEGINNING on a stake on the south edge of the Right of Way of the said Super Highway and on the east edge of Earle Street, and runs thence with the east edge of Earle Street S. 2-13 E. 60.1 feet to a stake on the east edge of Earle Street and on the north edge of the unnamed Street; thence with the north edge of the unnamed street S. 82-53 E. 256 feet to a stake on the north edge of the unnamed street and on the west edge of Line Street Extension; thence with the west edge of Line Street Extension N. 5-10 W. 69 feet to a stake on the west edge of Line Street Extension and on the south edge of the Right of Way of the said Super Highway; thence with the south edge of the Right of Way of the said Super Highway N. 85-00 W. 252 feet to the beginning corner.



which has the address of 207 Moon Avenue Greer SC 29651 (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 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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