

FILED
GREENVILLE CO. S. C.

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DONNIE G. TANKERSLEY
R.M.C.

1330 535

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

MORTGAGE

THIS MORTGAGE is made this 18th day of February 1976, between the Mortgagor, Steve A. Forrester and Elaine C. Forrester (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-six thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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, March, 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: O'Neal Township, about three miles northwest of Greer, on the north side of Brookdell Drive, being known and designated as all of LOT NO. 1 of BROOKDALE ESTATES, as shown on survey of same for B. Frank Bishop, dated August 6, 1973, by John A. Simons, Surveyor, and recorded in Plat Book 4-X at page 77, R.M.C. Office for said County and State, reference to which is hereby made for a more complete description as to metes and bounds, courses and distances.

This property is subject to protective covenants as shown in Deed Book 936 at page 97, R.M.C. Office.

This is that same property conveyed to mortgagors by deed of Mendel T. Hawkins dated this date and to be recorded in R.M.C. Office.



which has the address of Route 7, Brookdell Drive Greer, S. C., 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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