

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
MORTGAGE

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

THIS MORTGAGE is made this 26th day of March 1976, between the Mortgagor, Joe G. And Brenda E. Howell (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 thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 May 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 tract of land, situate, lying and being in the State and County aforesaid, Highland Township and according to plat prepared by W. R. Williams, Jr. R.L.S. on February 19, 1976, to be recorded herewith, for Joe G. Howell and Brenda E. Howell as having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Eppley Road that is (600) Six Hundred feet from S. C. Hwy. 101 and running thence S. 52-29 E. 100 feet and continuing along the center of Eppley Road S. 64-52 E. 100 feet, thence; S. 86-35 E. 134 feet, thence; S. 55-06 W. 174 feet to an iron pin, thence; N. 37-20 W. 265.3 feet to beginning corner and containing according to said plat .36 acres.

ALSO: ALL that piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Highland Township and according to the plat prepared for Joe G. Howell and Brenda E. Howell by W. R. Williams, RLS, on February 19, 1976, to be recorded herewith as having the following metes and bounds to-wit:

BEGINNING at a nail and cap in the center of Eppley Road and running thence S. 1-37 W. 228 feet to an iron pin; thence, S. 39-00 W. 173.2 feet to a point in the creek; thence, N. 48-30 W. 345.3 feet to a point; thence, N. 55-06 E. 214 feet to a nail and cap in the center of Eppley Road, along the center of Eppley Road S. 86-35 E. 100 feet; thence, N. 80-33 E. 100 feet to the point of beginning and according to said plat containing 1.88 acres.



which has the address of Route 3 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 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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