

GREENVILLE CO. S.C.

MAY 21 3 32 PM '76

# MORTGAGE

100A 1338 PAGE 158

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

THIS MORTGAGE is made this 20th day of May 1976, between the Mortgagor, Charles E. Butler (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 Forty-one thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 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, First, 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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 78, Devenger Place, Section 1, on plat made by Dalton & Neves, Engineers, dated October, 1973, recorded in the RMC Office for Greenville County in Plat Book 4X, Page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Longstreet Drive at the joint front corner of Lots 78 and 79 and running thence with the line of Lot 79, N. 48-12 E. 150 feet to an iron pin in the line of Lot 54 at the joint rear corner of Lots 54 and 55; thence with the line of Lots 54 and 55, N. 41-25 W. 90 feet to an iron pin at the rear line of Lots 77 and 78; thence with the line of Lot 77, S. 47-49 W. 150 feet to an iron pin on the northern side of Longstreet Drive; thence with Longstreet Drive S. 41-25 E. 89 feet to the point of beginning.



which has the address of Lot 78 Longstreet Drive Greer South Carolina 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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