

Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

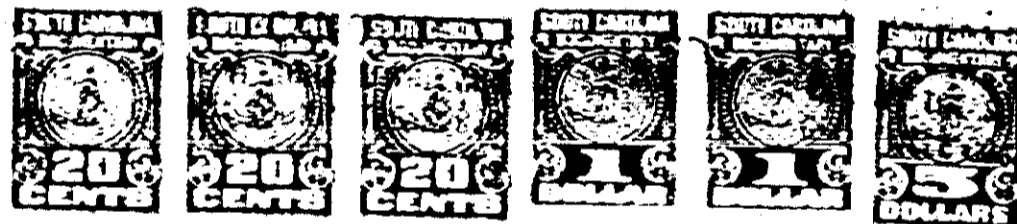
THIS MORTGAGE is made this 21st day of May, 1976, between the Mortgagor, Robert L. Ware, Jr. and Linda D. Ware (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association a corporation organized and existing under the laws of the United States of America whose address is 73 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 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 First, June, 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: on the western side of Williams Street and being shown and designated as Lot No. 3 on Plat entitled J & B BUILDERS & DEVELOPERS, INC. prepared by Carolina Surveying Co., dated April 7, 1972, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-Q, at Page 17, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING At an iron pin on the western side of Williams Street at the joint corner of Lots Nos. 2 and 3 and running thence with said Street S. 16-0 W. 196 feet to an iron pin; thence N. 27-24 W. 72 feet to an iron pin; thence across the rear N. 30-0 E. 180 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence running with the common line of said Lots S. 86-0 E. 115.3 feet to the point of beginning.

5.760



which has the address of 113 Williams Street, Taylors, S. C. 29687 (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.

5920

4329 RV-2