

FILED  
GREENVILLE CO. S. C.  
MORTGAGE 75  
JUL 2 10 33 AM '76

BOOK 1371 PAGE 900

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 1st day of July 1976, between the Mortgagor, David Love and Martha G. Love (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand Nine Hundred Fifty & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 July 1, 2006

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 the County of Greenville, State of South Carolina, on the south side of Edwards Mill Road and being known and designated as Lot 35 on plat of Edwards Forest, Section 4, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ, page 82 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Edwards Mill Road at the joint corner of Lots 35 and 36 and runs thence along the line of Lot 36 S. 14-58 W. 180.6 feet to an iron pin; thence along the line of Lot 39 N. 83-42 W. 93 feet to an iron pin; thence along the line of Lot 34 N. 9-32 E. 184.7 feet to an iron pin on the south side of Edwards Mill Road, thence along Edwards Mill Road S. 80-50 E. 110 feet to the beginning corner.

This is the same property conveyed to Mortgagors herein by deed recorded in the RMC Office for Greenville County, SC in Deed Book 1039, at Page 57.



which has the address of Route 5, Edwards Mill Road, Taylors, South Carolina 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 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.