

FILED  
GREENVILLE CO. S. C.  
JUL 20 10 39 AM '76  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1373 PAGE 207  
Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

# MORTGAGE

THIS MORTGAGE is made this 16th day of July 1976, between the Mortgagor, Bobby J. Pruitt (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").

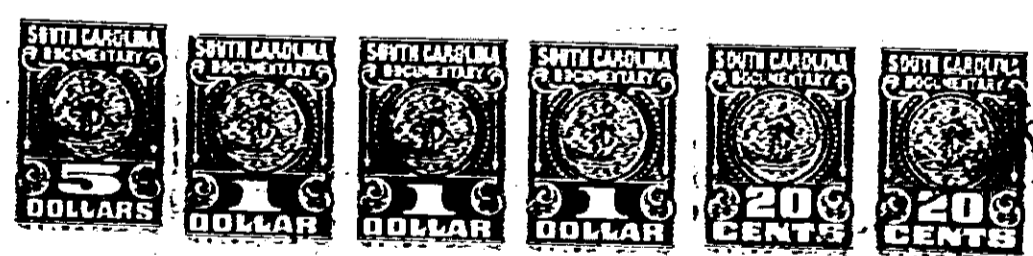
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner 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:

All those pieces, parcels or lots of land with improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the northeastern side of the road leading from Tyalors to the Buncombe Road known as St. Marks Road and being known and designated as Lots Nos. 11 and 12 of a subdivision of the property of J. A. Bull as shown on a plat thereof made by H. S. Brockman, Surveyor, April 12, 1946 and recorded in the R.M.C. Office for Greenville County in Plat Book X, at Page 132 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of St. Marks Road at the joint front corner Lots Nos. 10 and 11 and running thence along the joint line of said lots, N. 52-17 E. 155 feet to an iron pin the joint rear corner Lots Nos. 10 and 11; thence along the rear lines of Lots Nos. 11 and 12, S. 38-07 E. 140 feet to an iron pin the joint rear corner Lots Nos. 12 and 13; thence with the joint line of said lots, S. 52-17 W. 155 feet to an iron pin on the northeastern side of said St. Marks Road, joint front corner Lots Nos. 12 and 13; thence along the northeastern side of said St. Marks Road, N. 38-07 W. 140 feet to the point of beginning.

DERIVATION: See Deed from Silar E. and Christelle Charping, Deed Book 675 at Page 41, recorded on May 31, 1961, in the R.M.C. Office for Greenville County, South Carolina.



which has the address of St. Marks Road Extension Taylors, (Street) (City) SC 29651 (herein "Property Address"); (State and Zip Code)

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.

0207

4328 RV-21