

JUL 20 10 36 AM '76
DONNIE S. TANKERSLEY
R.M.C.

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

MORTGAGE

THIS MORTGAGE is made this 19th day of July 1976 between the Mortgagor, L.W. Brummer (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 Thirty thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 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;

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 _____ State of South Carolina:

All that piece, parcel or lot of land in Greenville County, South Carolina, on the west side of the Enoree River and south side of new Highway 296, containing 54.58 acres and having, according to plat prepared by H. S. Brockman and John A. Simmons Registered Surveyors, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of new highway 296 and a County Road and running thence down the center of said County Road, S. 1-29 E. 100 feet to a nail; thence still in the center of said Road, S. 10-10 E. 400 feet to a nail; thence still with the center of said road, S. 3-18 E. 92.8 feet to a nail; thence along property formerly belonging to Elford Thompson, S. 41-49 E. 1137 feet crossing a branch to an iron pin on the line of property formerly belonging to Arnold Kilgore; thence along the Kilgore line, N. 71-18 E. 607.2 feet to an iron pin; thence N. 15 E. 92.8 feet to an iron pin; thence N. 63-15 E. 165 feet to an iron pin; thence with the branch the line, N. 58-45 E. 131 feet; thence N. 34-30 E. 191 feet; thence still with the branch the line N. 57-00 E. 245 feet to a point in the center of Enoree River; thence up the center of the waters of Enoree River, N. 34-26 W. 230 feet; thence N. 39-56 W. 340 feet; thence N. 40-41 W. 125 feet; thence N. 36-26 W. 356 feet; thence N. 36-41 W. 260 feet; thence still with the center of Enoree River, N. 34-26 W. 258 feet to a point in the center of new Highway No. 296; thence along the center of new Highway No. 296, S. 64-41 W. 795 feet to a nail in the center of said Highway; thence S. 61-41 W. 200 feet to a nail in the center of said Highway; thence S. 57-18 W. 204.4 feet to the point of beginning.

DERIVATION: See Deed from Beaulynn Realty Corporation, Deed Book 758 at Page 192 recorded on September 24, 1964 in the R.M.C. Office for Greenville County, South Carolina.



which has the address of _____ (Street) _____ (City) _____ (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.

0 2 1 1

4328 RW-2J