

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

FILED
GREENVILLE, CO. S. C.

AUG 18 1 24 PM '76

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 18th day of August, 1976, between the Mortgagor, McCajah Minix, Jr. (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").

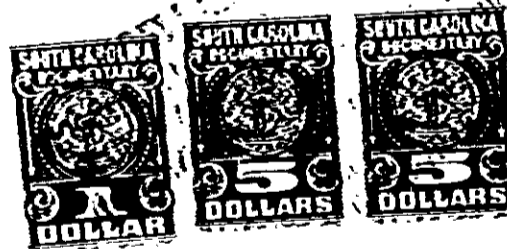
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven thousands five hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, August, 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: lying and being on Mimosa Drive, near the City of Greenville, and known and designated as all of Lot No. 108 of a subdivision known as "Heritage Hills" plat of which is recorded in the RMC Office for Greenville County in Plat Book YY at page 187, reference to which is hereby pleaded, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin on southern edge of Mimosa Drive and joint corners of Lots Nos. 108 and 109 and runs thence with edge of said Drive, S. 80-11 W. 28 feet to point, thence continuing therewith Drive, S. 82-24 W. 80 feet to iron pin joint front corner of Lots 107 and 108; thence as common line of said lots, S. 21-01 E. 180.9 feet to iron pin; thence as rear line, N. 76-11 E. 90 feet to iron pin, joint rear corners of Lots nos. 108 and 109; thence as common lines of said lots, n. 15-15 W. 182.5 feet to iron pin and beginning corner.

Subject to all easements, restrictions, rights of way, roadways, set back lines, of record, on the recorded plats or on the premises.

This is that same property conveyed to mortgagor by deed of W.E. Shaw, Inc., dated this date and to be recorded in RMC Office August 18, 1976, in Deed Book 1041 Page 411.



which has the address of 316 Mimosa Drive, Greenville, S.C. 29607 (herein "Property Address");
(Street) (City)
(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.

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