

AUG 20 2 33 PM '76

BOOK 1375 PAGE 822

DONNIE S. TANKERSLEY

Family Federal Savings & Loan Assn.

Drawer L

Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 20th day of August, 1976, between the Mortgagor, Edna T. McElrath (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 Ten thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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, 1996;

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: located in the City of Greer, Chick Springs Township, at the southwest corner of Hubert Street and Mulberry Street and being shown on plat of property made for Edna T. McElrath by Freeland & Associates, dated 8-2-76, to be recorded herewith and having the following courses and distances, to wit:

Beginning at the southwest corner of said two streets and running thence with the west side of Mulberry Street, S. 19-06 E., 100 feet to pin; thence S. 71-00 W., 80 feet to old iron pin; thence N. 16-35 W., 100 feet to the southern side of Hubert Street; thence with Hubert Street, N. 71-00 E., 75.6 feet to the beginning corner.

This is the same conveyed to the within mortgagor by Lila K. Newton by deed dated August 16, 1976 to be recorded herewith.



which has the address of 107 Hubert St., Greer, S. C., 29651 (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.

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