

GREENVILLE CO. S.C.

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DENNIS S. TANNER, CLERK

MORTGAGE

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

THIS MORTGAGE is made this 26th day of August 1976, between the Mortgagor, Charles M. Haws and Evelyn M. Haws (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 73 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ninety-two hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 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, September, 1991...

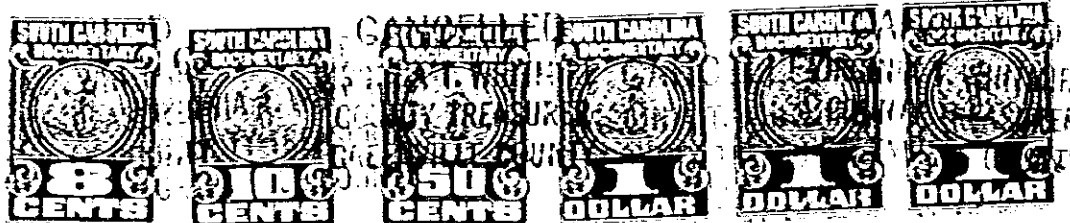
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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: Chick Springs Township, on the northwest corner of Pelham Street and Snow Street in the City of Greer, designated as all of Lot No. 15 in Block 1 of "Cannon Park", according to survey and plat thereof by H.G. Bailey, surv., dated Nov. 1919, and recorded in Plat Book "F" page 195, RMC Office for Greenville County, and having the following distances, to-wit:

BEGINNING at the northwest corner of Pelham and Snow Streets, and running thence along the edge of Snow Street, a distance of 155 feet to iron pin; thence as rear line, a distance of 51 feet to iron pin, joint rear corner of lots 15 and 14; thence as common line of lots 15 and 14, a distance of 166 feet to iron pin on edge of Pelham Street; thence along edge of Pelham Street, a distance of 60 feet to iron pin, point of beginning.

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

This is that same property conveyed to Mortgagors by deed of Nancy Ida Bowers Howard to be recorded in RMC Office on the 27 day of AUG 1976, in Deed Book 1041 at page 897.

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which has the address of 322 Pelham Street, 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 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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