

SEP 27 8 44 AM '76 MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 25th day of September, 1976, between the Mortgagor, Jimmy L. And Sherrie L. Hannon, Savings & Loan Association (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 seven thousands five hundred & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 25th 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, 2006;

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: at the southeastern corner of the intersection of Williamsburg Drive and Frederick Street, being shown and designated as all of LOT NO. 33 on a plat of JAMESTOWN ESTATES, SECTION 2, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-X page 68, reference to said plat hereby pleaded for a more complete description, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin on edge of Williamsburg Drive and joint front corners of Lots nos. 32 and 33 and runs thence along common line, N. 46-14 E. 104.7 feet to iron pin, joint rear corners of Lots Nos. 32, 33 and 34; thence with line of Lot No. 34 N. 2-43 E. 155 feet to iron pin on edge of Frederick Street; thence with said street, N. 87-14 E. 140.2 feet to iron pin; thence around intersection S. 47-35 W. 35.4 feet to iron pin; thence along Williamsburg Drive, S. 7-50 E. 65 feet to point or pin; thence continuing along said Drive, S. 16-17 E. 50 feet to a pin or point; thence continuing along said Drive, S. 28-06 E. 65 feet to pin or point; thence continuing along said Drive, S. 36-50 E. 50 feet to pin or point, the beginning corner.

This is that same property conveyed to Mortgagors by deed of Raymond Gary Smith, to be recorded herewith in R.M.C. Office on the 27 day of Sept., 1976, in Deed Book 1043 page 481.



which has the address of Route 7, Jamestown Estates, 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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