

Mortgagee's Address: Family Fed. S&L Assn.
PO Drawer L
Greer, SC 29651

1386 582

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

MORTGAGE

GREENVILLE CO. S.C.
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THIS MORTGAGE is made this 23rd day of December, 1976, between the Mortgagor, Gordan E. Mann (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").

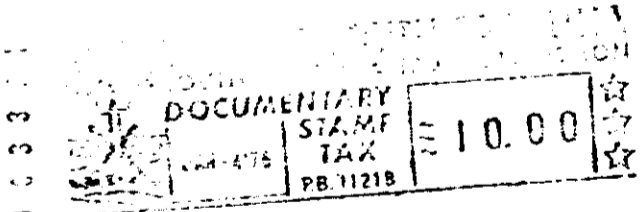
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on First, January, 1992

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:

ALL that certain tract of land near the City of Greenville in the County of Greenville, State of South Carolina, on the southwestern side of Edgemont Avenue Extension containing 1.7 acres, more or less, shown as Tract No. 5 of the J. B. Banks Property, according to a plat recorded in said RMC Office for Greenville County in Plat Book LL at page 151 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Edgemont Avenue Extension and running thence S. 58-44 W. 507.4 feet to an iron pin; thence running S. 56-48 E. 136.5 feet to an iron pin on a branch; thence running down the branch as the line to a point at the corner of Tract No. 4 (the traverse lines of said branch as follows: N. 43-55 E. 115.1 feet to an iron pin; thence N. 88-18 E. 239.6 feet to an iron pin); thence running along the rear line of Tract No. 4 N. 35-36 W. 81.3 feet to an iron pin; thence still running along the line of Tract 4 N. 78-46 E. 156 feet to an iron pin on Edgemont Avenue Extension; thence along said avenue N. 34-58 W. 199.4 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Nancy B. Mann to be recorded herewith.



which has the address of 807 Edgemont Avenue Greenville, SC 29611,
[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.

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