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GREENVILLE CO. S. C.

1977 9 13

DONNIE S. WILLIAMS

MORTGAGE

BOOK 1387 PAGE 621
Mail to:
Family Federal Savings & Loan Assn.
Drawer I
Greer, S.C. 29651

THIS MORTGAGE is made this 17th day of January 1977, between the Mortgagor, Gordon 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-one 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, January, 1996.

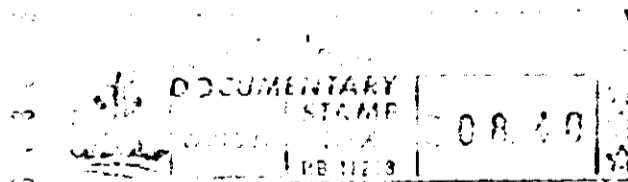
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

ALL that lot of land situate on the western side of Highway (U.S.) No. 276 being shown as Lot No. 3 on a plat of the property of Nannie K. Hunt Estate dated November 15, 1951, prepared by H. S. Brockman, Surveyor, recorded in Plat Book AA at page 134 in the RMC Office for Greenville County, and also being shown on a plat of the property of Gordon E. Mann dated November 29, 1976, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 5-Y at page 9 in the RMC Office for Greenville County, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway No. 276 at the corner of property now or formerly belonging to Slatton and running thence with the Slatton property S. 62-30 W. 207.2 feet to an old iron pin; thence N. 26-15 W. 175 feet to an iron pin at the corner of property belonging to Mann; thence with the Mann property N. 62-28 E. 196.8 feet to an iron pin on U. S. Highway No. 276; thence with said highway S. 30-28 E. 75 feet to an iron pin; thence still with said highway S. 29-07 E. 100.2 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of W. Wayne Turner, Committee for Molly T. Cason; and Nan T. Dickens and Neva Turner, recorded on October 6, 1976, in Deed Book 1044 at page 145 in the RMC Office for Greenville County.

S.C. 60



which has the address of Lot 3 - Geer Highway Property Greenville, SC (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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