

FILED
GREENVILLE CO. S. C.

JAN 19 9 00 AM '77

DONNIE S. TANKERSLEY

MORTGAGE

1387 PAGE 625

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

THIS MORTGAGE is made this 18th day of January 1977, between the Mortgagor, Melvyn Dale And Melvena M. King (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-three thousands two hundred fifty & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 18th 1977 (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, 2007

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: and being on the Northern side of Sunrise Drive near the City of Greenville, County of Greenville, and being known and designated as all of Lot No. 6 on plat of property of C. S. Mattox and Wilson M. Dillard and recorded in the RMC Office for Greenville County in Plat Book 5-D pg 15, reference to said plat being pleaded for a more complete description and having, according to said plat, the following metes and bounds, to-wit

BEGINNING at the joint front corners of Lots 6 and 5 and norther edge of Sunrise Drive and running thence as common line of said lots, N. 19-36 W. 188.1 feet to iron pin, rear corner of said lots; thence as rear line, S. 70-05 W. 72 feet to iron pin, joint rear corner of lots nos. 6 and 5; thence as common line of said lots, S. 19-36 E. 187.9 feet to iron pin on edge of Sunrise Drive; thence along northern edge of said Drive, N. 70-16 E. 72 feet to iron pin, the beginning corner.

Subject to all restrictions, rights of way, easements, roadways, set back lines and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors this date by Mattox and Dillard Builders, Inc., and to be recorded herewith.

DOCUMENTARY
RECORDED
JAN 19 1977
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which has the address of #5 Sunrise Drive, Taylors, S. C. 29637 (herein "Property Address");
(Street) (City) (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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