

APR 20 9 43 AM '77

1387 606

DONNIE S. TANKERSLEY

Family Federal Savings & Loan Assn.

MORTGAGE

Drawer L
Greer, S.C. 29651

90 12 JUN 1977
10 22 JUN 1977
13 17

THIS MORTGAGE is made this 19th day of January 1977, between the Mortgagor, James W. Garner, Jr. And Sara Joyce B. Garner (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").

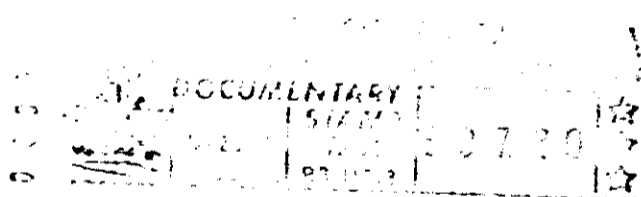
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, January, 2002

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 piece, parcel or lot of land in Chick Springs Township, State and County aforesaid, located near Pleasant Grove Baptist Church, and being shown and designated as all of lot #12 of the J. M. Mattox Estate, made by H. S. Brockman, Surveyor, recorded in Plat Book JJ at Page 127, in the Greenville County R.M.C. Office and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of South Carolina Highway 14 at the joint corner of lots #11 and #12 and running thence with the line of said lots, N. 85-19 W. 209 feet to an iron pin; thence; N. 4-41 E. 100 feet to an iron pin on the Southwest side of Amanda Drive; thence, S. 85-19 E. 209 feet along said Drive to said highway; thence with said Highway, N. 4-41 W. 100 feet to the beginning corner.

DERIVATION: See deed of Henry Eugene Thomas and Margaret W. Thomas recorded on May 20, 1974.



which has the address of Route 5, Amanda Drive Greer South Carolina 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.

4328 RV-2