

Feb 18 11 32 AM '77

DAVID SUTZMAN/REALEY R.H.C.

MORTGAGE

Mail to: Family Federal Savings & Loan Assn. Drawer 1, Greer, S.C. 29651

THIS MORTGAGE is made this 18th day of February 1977, between the Mortgagor, James M. Greene, Jr. and Carolyn M. Greene, (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 Fifteen Thousand Two Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 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 February 1st, 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: Greenville, on the western side of Davenport Avenue, in the City of Greer, and being shown on survey and plat entitled "Property of Mamie K. James Estate" said plat to be recorded herewith, prepared by R.D. Wooton, Jr. R.L.S., dated Feb. 8, 1977, reference to said plat hereby pleaded for a more complete and accurate description, and having, according to said plat, the following courses:

BEGINNING at large oak tree on western side of Davenport Avenue and runs thence along said Avenue, S. 16-15 W. 50 feet to large oak tree; thence N. 73-03 W. 7.59 feet to new iron pin; thence S. 16-05 W. 25.33 feet to new iron pin; thence along line of other James property (new line), N. 73-03 W. 97.5 feet to new iron pin; thence another new line, N. 16-05 E. 25.33 feet to new iron pin; thence N. 73-03 W. 12.0 feet to new iron pin; thence as new rear line, N. 16-05 E. 50 feet to new iron pin; thence S. 73-03 E. 117.24 feet to large oak tree, the beginning corner.

Subject to all restrictions, rights of way, easements, sidewalks, roadways and zoning ordinances of record, on the recorded plats or on the premises, if any.

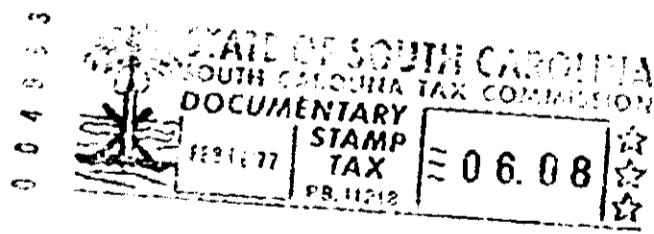
This is that same property conveyed to Mortgagors by deed of James Estate, dated this date and to be recorded herewith.

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which has the address of 103 Davenport Avenue, 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 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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