

FILED
GREENVILLE, CO. S. C.

FEB 23 1 26 PM '77

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

Mail to: 1389 959
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 21st day of February, 1977, between the Mortgagor, John E. And Debra C. Morgan same as Deborah G. Morgan (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").

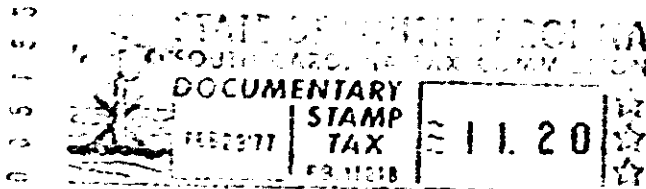
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, March, 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:

All that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville near the City of Greer, known and designated as Lots Nos. 43 and 44, as shown on a plat of the subdivision of BROOKHAVEN, recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 41; and as further shown on a plat of property prepared for Douglas G. Rhodes by John A. Simmons, Surveyor, dated January 4, 1963, recorded in Plat Book WW at Page 423, and having such metes and bounds as thereby shown.

DERIVATION: See deed of Wade T. Cathey, recorded on October 10, 1975 in Deed Book 1025 at page 640.

8 0 4 2 7 7 0 0 0
8 0 3 2 7 7 0 0 0
3 5 0 0 0



which has the address of 124 Benjamin Avenue, 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 seized 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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