#3 Edwards Building
600 N. Main Street
Greer, S. C.

FILED
GREENVILLE CO. S. C.
FEB 25 3 08 PM '77
R.M.C. TANNERSLEY

BOOK 1380 PAGE 167

MORTGAGE

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

THIS MORTGAGE is made this ....25th.... day of ..February....., 19.77., between the Mortgagor,..James L. Sarrett and Merita B. Sarrett..... .....(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..Forty-Six Thousand Five Hundred ..and no/100-----.Dollars, which indebtedness is evidenced by Borrower's note dated..February 25..., 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..March 1, 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 lying, being and situate on the South side of Buncombe Road (also known as the Locust Hill Road), in Chick Springs Township, County and State aforesaid, and having the following courses and distances, to wit: BEGINNING at an iron pin on the South side of said road and which iron pin is at the Northeast corner of the lot which H. M. Hollifield conveyed to J. H. Hayes by deed recorded in the RMC Office for said County in Deed Book 290, page 121, and running thence from said iron pin and with the Easterly property line of the said J. H. Hayes lot S. 23 W. 300 feet to a stake located at the Southeast corner of the said J. H. Hayes lot, thence S. 66 W. 105 feet to a point, thence N. 23 E. 300 feet to a point on the South side of said road, thence with the South side of said road, N. 66 W. 105 feet to the beginning point. Bounded on the North by Buncombe Road, on East and South by lands now or formerly of A. H. Brown, and on the West by lands now or formerly owned by J. H. Hayes.

This is the identical property conveyed to the Mortgagors herein by deed of Arthur Lee Brown, of even date, to be recorded herewith.

ALSO:

ALL that piece, parcel or lot of land situate, lying and being on the Eastern side of Miller Drive near the Town of Greer, in the County of Greenville, State of South Carolina and known and designated as Lot No. 8 of a subdivision known as Fleming Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 113; said lot having such metes and bounds as shown thereon.

This is the identical property conveyed to the Mortgagors herein by T. Milton Hamby, Daisy W. Hamby, Claude H. Hamby and Sara W. Hamby, by deed dated March 15, 1966, recorded March 16, 1966, in the RMC Office for Greenville County in Deed Book 794, at page 116.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
FEB 25'77 PB 11218
$18.60

which has the address of... Route .6....., Greer.....,
[Street] [City]
....S..C.....(herein "Property Address");
[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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