

31 2 53 PM '77

JAMES S. TAYLOR

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

MORTGAGE

THIS MORTGAGE is made this 31 day of March 19. 77, between the Mortgagor, Diann F. Hannon (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 Four Thousand and no/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 April 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: shown as Lot No. 50 on plat of Forestdale Heights, made by R.K. Campbell, December, 1956, recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK, Page 199, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Forestdale Drive, at joint front corner of Lots 49 and 50, and running thence along the line of Lot 49, S. 4-31 W., 192.8 feet to an iron pin; thence N. 85-45 W., 70 feet to an iron pin; thence with the line of Lot 51, N. 4-31 E., 193.2 feet to an iron pin on the south side of Forestdale Drive; thence along the south side of Forestdale Drive S. 85-29 E., 70 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed of Betty T. Hannon recorded in the RMC Office for Greenville County on December 28, 1976 in Deed Book 1048 at Page 521.

ALSO:

ALL that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the south side of Forestdale Drive, being shown and designated as Lot No. 51, on plat of Forestdale Heights, recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK, at Page 199, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Forestdale Drive at the joint front corner of Lots #50 and #51, and runs thence along the line of Lot No. 50, S. 4-31 W., 193.2 feet to an iron pin; thence N. 85-45 W., 70 feet to an iron pin; thence with the line of Lot No. 52 N. 4-31 E., 193.54 feet to an iron pin on the south side of Forestdale Drive; thence along Forestdale Drive, S. 85-23 E., 70 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Betty T. Hannon recorded in the RMC Office for Greenville County on December 28, 1976 in Deed Book 1048 at Page 521.

which has the address of 110 Forestdale Drive, Taylors, South Carolina 29687, (Street) (City) (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 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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