

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

MORTGAGE

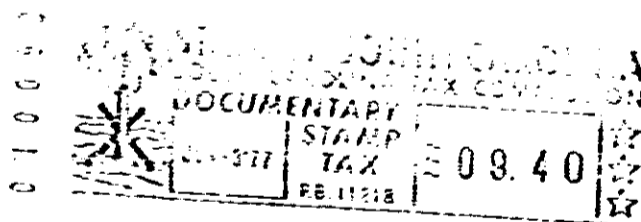
THIS MORTGAGE is made this 27 day of May, 1977, between the Mortgagor, Chalmer N. and Marcelle Verdin Greene, (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 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 May 1, 1997.

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: Highland Township, lying on the western side of State Highway No. 14, being bounded on the northwest and north and northeast by other lands of myself, on the east by the said Highway and on the south of land of Ben Verdin, and being a part of the same land that was conveyed to me by deed from Ben Verdin, said deed bearing date of July 20, 1946 (deed not recorded), and having the following courses and distances, to-wit:

BEGINNING on a point in the center of the said Highway (iron pin on line on western bank of road), and runs thence with the Ben Verdin line, N. 50-30 W., crossing brance to an iron pin at 468 feet, more or less; thence about N. 62-00 E., 180 feet, more or less, to an iron pin by a Cedar Tree, new corner; thence about S. 48-00 E., 395 feet, more or less, to a point in the center of the said Highway; thence with the said Highway S. 35-37 W., 150 feet, more or less, to the beginning corner about one and one-half (1.5) acres, more or less.

This is the identical property conveyed to Marcelle Verdin Greene by deed of Eugene Verdin recorded in the RMC Office for Greenville County on June 14, 1951, in Deed Book 436, Page 328 and a one-half undivided interest conveyed to Chalmer N. Greene by deed of Marcelle Verdin Greene recorded on May 24, 1958, in Deed Book 599, Page 72.



which has the address of Route # 2, 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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