

1999-952

GREENVILLE CO. S.C.

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

# MORTGAGE

THIS MORTGAGE is made this 3rd day of June, 1977, between the Mortgagor, Jack R. Moore (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 ---Thirty Eight Thousand and NO/100--- Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 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 June 1, 1977.

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 SPARTANBURG, State of South Carolina: Beach Springs Township, lying on the south side of Center Street and the west side of Kendrick Street and being shown as all of LOT NO. 94 on plat of property of the Emma K. Cannon Estate, made by H. L. Dunahoo, Surveyor, dated Nov. 7-10, 1950, and recorded in Plat Book 26, pages 488-491, RMC Office for Spartanburg County, reference to said plat hereby pleaded for a more complete description.

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

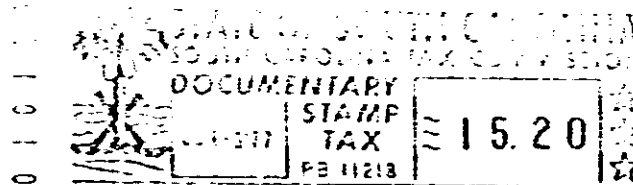
This is that same property conveyed to Mortgagor by deed of Benny A. Cook, recorded April 3, 1973, in RMC Office for Spartanburg County in Deed Book 40-S, page 358.

AND ALSO, all that certain piece of land, situate in Greenville County, State of South Carolina, Chick Springs Township, near the City of Greer, S.C., on the western side of Mostella Road and being the greater part of LOT NUMBER THREE on plat of J.B. Burnett Estate, made by H.S. Brockman, Surveyor, dated March 3, 1937, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the said road, Ballenger corner, and runs thence S. 84 W. 177.5 feet to a persimon 3x on the Morrow-Westmoreland Branch; thence S. 38 W. 400 feet to iron pin at corner of Lot No. 5; thence S. 80-00 E. 117 feet to a new corner; thence S. 88-50 E. 375 feet along C. B. Henderson estate to center of said road; thence with said road, N. 22-40 W. 97.5 feet; thence N. 13-50 W. 100 feet; thence still with center of said road, N. 0-30 E. 111 feet to the beginning corner, and containing 2.45 acres, more or less.

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

This is that same property conveyed this date to Mortgagor by deed of Eva T. Henderson and to be recorded herewith.



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which has the address of 300 Center St. and Highway 14, Greer, S.C. 29651 (herein "Property Address");  
[Street] [City] [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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