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GREENVILLE CO. S. C.

Mail to 1403 12

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

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CONNIE S. TANNERSLEY  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 3rd day of August, 1977, between the Mortgagor, James Hugh Cannon Jr. (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 Twelve Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 1, 1987;

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 and tract of land, situate in Highland Township, on the western side of Blue Ridge Drive, near the Blue Ridge High School, County of Greenville, State of South Carolina, and being adjacent to tract no. 4 previously conveyed to James Hugh Cannon, Jr., and being shown as Tract No. 5 on plat prepared by Wolfe & Huskey, Surveyors, dated February 27, 1974, and containing 0.84 acres, and being described as follows:

BEGINNING in center of Blue Ridge Drive, joint front corner of Tract 4 of James Hugh Cannon, Jr., and runs thence along common line, N. 89-19 W. 250 feet to iron pin; thence as rear line, S. 07-25 E. 169.1 feet to iron pin; thence N. 56-16 W. 76.7 feet to old iron pin; thence S. 67-36 E. 87.2 feet to old iron pin; thence N. 80-25 E. 111.0 feet to center of Blue Ridge Drive; thence with center of Blue Ridge Drive, N. 10-38 W. 139.3 feet to the beginning point.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of J. H. Cannon, recorded in Deed Book 1054, Page 227, on April 7, 1977.

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which has the address of Route #3, Blue Ridge Drive Greer, S. C. 29651 (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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