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FILED  
GREENVILLE CO. S. C.

# MORTGAGE

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

SEP 26 3 41 PM '77

THIS MORTGAGE is made this twenty-sixth day of September 1977, between the Mortgagor, Stanford Grist and Marilyn Michie Grist (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-five Thousand and no/100ths (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 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 December 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 those pieces, parcels or lots of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Township, being shown and designated as Tracts 8 and 9 on an unrecorded plat of property entitled "J. C. and Ollie Morgan", dated July 4, 1977, by Martin Smith and Associates, PLS, and having according to said plat, the following metes and bounds, to-wit:

TRACT NO. 8: BEGINNING at an iron pin on the southern side of Old Highway 25 at the corner of Tract 7 and running thence, S. 40-57.33 E. 836.03 feet to a point, joint corner of Tracts 7, 8 and 14; thence, running S. 40-50 W. 312 feet to an iron pin, joint rear corner of Tracts 8 and 9; thence, running S. 40-57.33 E. 930.87 feet to an iron pin on the southern side of Old Highway 25; thence, running N. 52-14.08 E. 125.86 feet to a point; thence, running N. 62-11.59 E. 201.00 feet to an iron pin, point of beginning.

TRACT NO. 9: BEGINNING at an iron pin on the southern side of Old Highway 25 at the joint front corner of Tracts 8 and 9 and running thence, S. 40-57.33 E. 930.87 feet to an iron pin, joint rear corner of Tracts 8 and 9; thence, running S. 52-10 W. 250 feet to an iron pin; thence, running N. 58-35 W. 740.28 feet to an iron pin on the south side of Old Highway 25; thence, running along Old Highway 25, N. 21-46 E. 109.49 feet, N. 17-45.06 E. 220.63 feet, N. 25-46.19 E. 84.90 feet and N. 37-46.06 E. 99.49 feet to joint front corner of Tracts 8 and 9, point of beginning.

DERIVATION: This is a portion of the property conveyed to Stanford Grist and Marilyn Michie Grist by deed of Ollie N. Morgan to be recorded of even date herewith in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Old Highway 25, North Travelers Rest  
S. C. 29690 (Street) (City)  
(State and Zip Code) (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 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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