

PLEASANT MORTGAGE

1411 402
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this twenty-seventh day of September 1977, between the Mortgagor, L. C. Roach and Edith Roach (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 Nine Thousand and no/100ths (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 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 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being the front half of a lot designated as Lot Number 15, Block 2, of the Property of Piedmont Corporation, according to a revised plat made by W. J. Riddle, January, 1939, of record in the Office of the R.M.C. for Greenville County, S. C., in Plat Book J at Page 47, and having the following metes and bounds, to-wit:

BEGINNING at the joint corner of Lots 15 and 16 on Catherine Avenue, running thence, N. 86-35 W. 104 feet to an iron pin; thence, running N. 0-38 W. 104.5 feet to an iron pin; thence, running S. 86-35 E. 104 feet to an iron pin at the joint front corner of Lots 14 and 15; thence, running along Catherine Avenue, S. 0-38 E. 104.5 feet to the beginning corner.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being in Gantt Township, State of South Carolina, County of Greenville, and being the rear portion of Lot 15, Block 2, of Property of Piedmont Corporation, as shown on revised plat of same by W. J. Riddle, dated January, 1938, recorded in the R.M.C. Office for Greenville County, in Plat Book J at Page 3, and being more particularly described as follows:

BEGINNING at a point 104 feet from Catherine Avenue on joint line of lots 15 and 16; thence, N. 86-35 W. 105 feet to joint rear corner of said lots; thence, N. 0-38 W. 104.5 feet to joint rear corner of Lots 14 and 15; thence, S. 86-35 E. 105 feet to point on joint lines of Lots 14 and 15; thence, S. 0-38 E. 104.5 feet to point of beginning.

DERIVATION: See deed of James and Betty L. Thrift to L. C. and Edith Roach to be recorded of even date herewith in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 14 Cathryn Avenue Greenville, S. C. 29605 (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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