

FILED
GREENVILLE CO. S.C.

OCT 21 4 56 PM '77

DOONIE S. TANNERSLEY
R.M.C.

MORTGAGE

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

BOOK 1413 PAGE 636

THIS MORTGAGE is made this 21st day of October 1977, between the Mortgagor, Larry Lloyd Wagner and Marcia Bryant Wagner (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 21, 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 November 1, 1998;

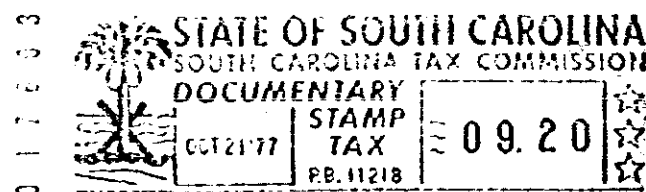
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of lot of land, together with all buildings and improvements, situate, lying and being on the southwestern side of Pinkney Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as portions of Lots Nos. 16 and 18 on a plat of the W. P. McBEE ESTATE SUBDIVISION, made by J. N. Southern, Surveyor, dated May 16, 1902, recorded in the RMC Office for Greenville County, S. C. in Plat Book A, Page 83, and having the following metes and bounds, to - wit:

BEGINNING at an iron pin on the southwestern side of Pinkney Street, at the original front corners of Lots Nos. 16 and 18, which beginning point is approximately 350 feet southeast of the intersection of Lloyd Street with Pinkney Street, and running thence along the southwestern side of Pinkney Street, N. 50-1/2 W., 30 feet to an iron pin in the line of Lot No. 18; thence along the line of Lot 18 S. 39-1/2 W., 131 feet to an iron pin on an alley in the rear; thence along the northern side of said alley, S 52-2/3 E., 50 feet to an iron pin in the rear line of Lot 16; thence through Lot 16, N. 39-1/2 E., 130 feet, more or less, to an iron pin in the front line of Lot 16 on the southwestern side of Pinkney Street; thence along the southwestern side of Pinkney Street, N. 50-1/2 W., 20 feet to the beginning corner, being shown as Lot 8, Block 1 on Sheet 18 of the Greenville County Tax Maps.

DERIVATION: This being the same property conveyed to Mortgagor by deed of John W. Grady, III as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1044, Page 70, on October 5, 1976.

See also quitclaim deed recorded in the RMC Office in Deed Book 1067, Page 121 on October 21, 1977



which has the address of 27 Pinkney (Street), Greenville (City), South Carolina (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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