

1416 718

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

# MORTGAGE

THIS MORTGAGE is made this 23rd day of November 1977, between the Mortgagor, Lawrence A. & B. Anne Steinmeyer (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 Thirty-Five Thousand (\$35,000.00) and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 March 1, 2008.

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, with all improvements thereon, situate, lying and being in the State and County aforesaid, and having such metes and bounds as are shown on a Survey for Lawrence A. & B. Anne Steinmeyer, made by Wolfe & Huskey, Inc., dated August 8, 1977 and revised November 10, 1977, and recorded in the Greenville County R.M.C. Office in Plat Book 6 J at Page 28. Reference to said plat is specifically made for a more complete property description.

DERIVATION: See deed of J. W. Barbare dated August 18, 1977, and recorded in Deed Book 1063, Page 105.

which has the address of Rt. 2, Landrum, S.C. (Street) (City)  
(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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