

MORTGAGE

app. 1410 43-3-3
Mail to
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

THIS MORTGAGE is made this 12th day of December, 1977, between the Mortgagor, Laland Edgar (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 Eight Thousand and NO/100ths (\$8,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 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, 1992.

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 or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being on the western side of Daniel Avenue, and known and designated as Lot No. 84 of Camella Park, Number 2, property of John B. Marshall's Estate, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Daniel Avenue, which iron pin is 286.7 feet from the northwestern intersection of Welcome and Daniel Avenues, joint corner of Lots Nos. 83 and 84, and thence with the joint line of said lots S. 69-06 W. 270 feet to an iron pin, joint rear corner of Lots Nos. 75, 76, 83 and 84, thence with the joint line of Lots Nos. 75 and 84 N. 9-16 E. 80 feet to an iron pin, joint rear corner of Lots 74, 75, 84 and 85, thence with the line of Lot No. 85, N. 53-39 E. 224 feet to an iron pin on the western side of Daniel Avenue, thence along the western side of said Avenue S. 26-30 E. 106.8 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements and zoning ordinances of record or on the ground affecting said property.

DERIVATION: This is that same property conveyed to Laland Edgar by deed of Lula Mae Alexander dated and recorded concurrently herewith.

which has the address of 111 Daniel Avenue Greenville, South Carolina (herein "Property Address");
[Street] [City] [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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