

GREENVILLE CO. S.C.

Mail to 1421 PART 855
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

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THIS MORTGAGE is made this 2th day of November 19.77., between the Mortgagor, Harold J. Seeley (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 Eighteen Thousand and no/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 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, 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, situate, lying and being on the northern side of Highway 29, being shown and designated as Lot No. 2 on plat thereof prepared by T. H. Walker, Jr., dated October 22, 1977, which plat is of record in the RMC Office for Greenville County, South Carolina in Plat Book 64 Page 64, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron, northern side of Old US Highway 29, at a point 346.2' front intersection of said highway and Tanner Drive, running thence with property herein mortgaged and property of T. Charles Black N6-12½E 307.33' to an iron pin with right of way of Seaboard Coastline Railroad; thence running with said right of way S86-41E 100' to an iron pin; thence running with common line of property herein mortgaged and property of T. Charles Black S6-17W 302.0' to an iron pin, northern side of said Old Highway US 29, thence running with said highway N89-45W 100' to an iron, point and place of beginning.

This being the same property conveyed to Mortgagor herein by deed of Thomas Charles Black dated November 9, 1977, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1072 at Page 615

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which has the address of Rutherford Road, Taylors, South Carolina (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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