

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1426 PAGE 874

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

THIS MORTGAGE is made this 24th day of March 1978, between the Mortgagor, Philip G. Price and Shirley Diane A. Price, Savings & Loan Association (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").

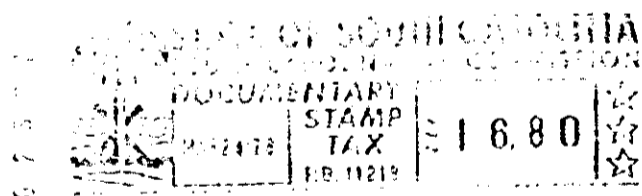
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 41 on a plat of CUNNINGHAM ACRES, MAP NO. ONE, prepared by C.O. Riddle, R.L.S., dated March 1966, recorded in the R.M.C. Office for Greenville County, S.C., in Plats Book BBB at Page 118 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tara Avenue at the joint front corner of Lots 40 and 41 and running thence with the joint line of said lots S 5-20 W 165 feet to an iron pin at the joint rear corner of said lots; thence N 84-40 W 110 feet to an iron pin at the joint rear corner of Lots 41 and 42; thence with the joint line of said lots N 5-20 E 165 feet to an iron pin on the southern side of Tara Avenue; thence along the edge of the right of way of said Tara Avenue S 84-40 E 110 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Rose M. Cunningham, to be executed and recorded of even date herewith.



which has the address of Lot 41, Tara Avenue, Taylors, S.C. 29687 (herein "Property Address");

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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