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GREENVILLE CO. S. C.

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BOOK 1432 PAGE 132

Mail to:  
Family Federal Savings & Loan Assn.

**MORTGAGE PLEASE PRINT**

DONNIE S. TANKERSLEY  
R.H.C.

THIS MORTGAGE is made this 12th day of May 1978, between the Mortgagor, Earline G. White, 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 Twenty Two Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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 July 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: on the easterly side of South Carolina Highway 101 in O'Neal Township, being shown and designated as Tract No. 7 on plat of "Property of Hazael C. Taylor, Janie G. Derieux, Elizabeth Gilreath and Earline G. White," prepared by H. S. Brockman, R. S., dated June 7, 1956 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of South Carolina Highway No. 101 at joint corner of Tracts 7 and 8 and running thence along the joint line of the said tracts, N. 77-28 E. 731 feet to an iron pin on the boundary of Property of Primus Burton Estate (or formerly); thence S. 28-46 E. 327.5 feet to an old stone; thence continuing S. 28-00 E. 133 feet to old stone and iron pin; thence S. 75-15 W. 477 feet to an iron pin on branch; thence following the branch as the line N. 27-00 W. 100 feet to an iron pin; thence S. 85-40 W. 460 feet to an iron pin at joint front corner of Tracts 6 and 7 on the east side of South Carolina Highway No. 101; thence along the east right of way of South Carolina Highway No. 101 on an angle, the chord of which is N. 6-00 E. 314.5 feet to an iron pin at the point of beginning.

DERIVATION: This is the identical property conveyed to the Mortgagor by deed of Homer Hungerford to be recorded of even date herewith.

ALSO: ALL that certain piece, parcel or tract of land lying and being on the easterly side of Mill Rocks Drive and on the westerly side of S. C. Hwy. No. 171, near the City of Greer, and being designated as 3.40 acre tract on plat prepared by C. O. Riddle, entitled "Property of Elizabeth Gilreath and Earline G. H. White" dated December, 1976, recorded in Plat Book 6-B at page 20 and having such metes and bounds as appear by reference to said plat.

DERIVATION: THIS is a portion of the property conveyed to the Mortgagor by deed of John S. Taylor, Jr. and Phillips Hungerford, recorded in the RMC Office for Greenville County in Deed Book 1053 at page 516, on March 29, 1977, said deed being re-recorded on even date herewith to make certain clarifications.

THE MORTGAGEE hereby agrees that vacant lots may be released from the above 3.40 acre tract at the rate of \$2,500.00 per acre or fractional part thereof, paid on the principal amount of this loan.

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which has the address of Route 7, Hwy. 101 Greer, S. C., 29651 (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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