

FILED  
GREENVILLE CO. S. C.

JUL 18 11 49 AM '78

DONNIE S. TANNERSLEY  
S. C.

# MORTGAGE

BOOK 1438 PAGE 453

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

THIS MORTGAGE is made this 18th day of July 1978, between the Mortgagor, James Bennett and Leo Bennett (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").

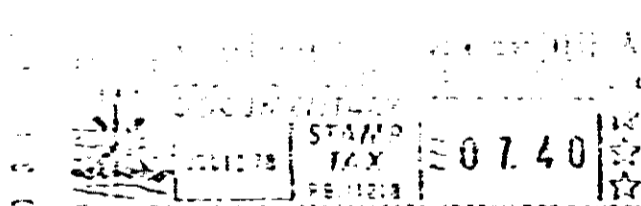
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Five Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of July, 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, situate, lying and being in the Town of Greer, Chick Springs Township, Greenville County, South Carolina, on Cannon Street, and having the following metes and bounds, to-wit:

BEGINNING at a stake on Cannon Street, corner of Gaines property (new or formerly) and running thence N. 18-35 E. 196.5 feet to an iron pin; thence N. 89 1/2 E. 61.9 feet to an iron pin; corner of George Millis property; thence S. 17-00 W. 204.4 feet to an iron pin on Cannon Street; thence with Cannon Street S. 82 1/2 W. 65 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This being the same property conveyed to mortgagors by deed of C. B. Hollifield and Hall M. Hollifield to be recorded herewith.



which has the address of 26 Cannon Street, 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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GCTC --- JUL 18 78 845

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