

FILED  
GREENVILLE CO. S. C.

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RECORDED BY  
S. C. DEEDS

BOOK 1438 PAGE 482

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

# MORTGAGE

THIS MORTGAGE is made this 17th day of July 1978, between the Mortgagor, Butch E. Langford and Charlotte M. Langford (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 Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 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 October 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: in Oaklawn Township, on the northwestern side of Garrison Road, containing 3.0 acres, and being a portion of that property shown on plat entitled "Plat for Butch E. & Charlott M. Langford" made by C. E. Webb, RLS, dated May, 1978, and having the following metes and bounds, to-wit:

Beginning at a point on the northwest side of Garrison Road at the joint front corner of instant 3.0 acre tract and the eastern portion of 5.0 acre tract of property as shown on plat herein referenced, property of Charlotte Mayo McDavid, and running thence along the said Garrison Road (Pelzer Road) S. 71-06 W. 100 feet to a point; thence S. 67-37 W. 100 feet to a point; thence S. 66-24 W. 67 feet to an iron pin; thence along line of property now or formerly of Charlotte Mayo McDavid N. 37-53 W. 399.4 feet to an iron pin; thence N. 52-37 E. 393 feet to an iron pin; thence on a new line through said 5.0 acre tract as shown on plat herein referenced S. 27-44 E. 483.1 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Charlotte Mayo McDavid A/K/A Charlotte Mayo McDavid Langford recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1057, at Page 271, on May 25, 1977.

STAMP TAX \$ 12.00

which has the address of Route #3, Garrison Road, Pelzer, S. C.,  
29669 (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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