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GREENVILLE CO. S. C.

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# MORTGAGE

1445 876

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

RONNIE S. TANKERSLEY  
THIS MORTGAGE is made this 29th day of Sept. 1978, between the Mortgagor, Ronald O. Holland and Diane B. Holland (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").

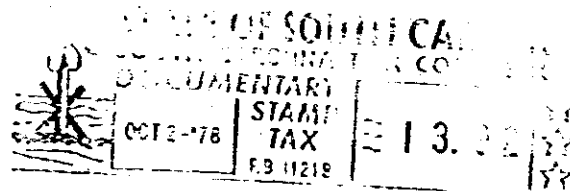
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand Eight Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1978;

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: containing 3.18 acres, according to a plat prepared by Jones Engineering Service, dated April 8, 1977, entitled "Property of Vernon W. Burns" to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the line of property of Roger Bailey as shown on a plat thereof recorded in Plat Book 6-A at page 54, said pin being located S. 32-45 E. 278.3 feet from the center line of Darby Bridge Road, and running thence along the line of Eugene Batson, N. 45-46 E. 609.7 feet to an iron pin; thence S. 44-46 E. 292 feet to an iron pin; thence S. 58-09 W. 199.7 feet to an iron pin; thence S. 63-05 W. 265.3 feet to an iron pin; thence S. 49.14 W. 212.6 feet to an iron pin on the corner of the aforesaid property of Roger Bailey; thence with said Bailey line, N. 27-21 W. 166.7 feet to the point of beginning

This conveyance is subject to all restrictions, easements, rights of way, roadways, and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of Vernon W. Burns, dated this date and to be recorded herewith.



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which has the address of Rt. 1, Batson Road, Taylors, S. C. 29687 (herein "Property Address");  
[Street] [City] [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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