

X

FILED
GREENVILLE CO. S. C.

OCT 19 3 32 PM '78

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1447 PAGE 914

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

THIS MORTGAGE is made this 19th day of October, 1978, between the Mortgagor, Janie Mae Cruell, Gracie Cruell, Nell Cruell, Gloria Cruell, Estella Cruell, Linda Cruell (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").

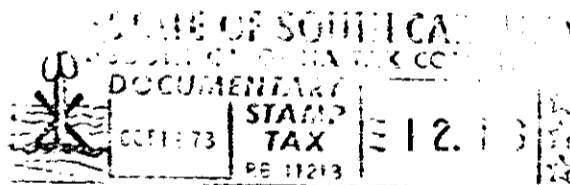
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND FOUR HUNDRED AND NO/100 (\$30,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, in Bates Township, and containing four-tenths of an acre, more or less, according to a plat of said property made by W.A. Hester, Surveyor, on February 7, 1949 and recorded in the RMC Office for Greenville County in Deed Book 372 at Page 456 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in a ditch and running thence N. 82 - E. 3.31 chains (218 feet) to an iron pin on road leading to the Greer Highway (White Horse Road) and running thence S. 5.5 - W. 2.47 chains (163 feet) to an iron pin on said road at the head of a ditch; running thence with the ditch N. 56.5 - W. 3.56 chains (234.9 feet) ** This is the same property conveyed to the mortgagors by Deed of John J. Stasney and Mary L. Stasney recorded in the RMC Office for Greenville County in Deed Book 1090 at Page 212 on October 19, 1978.

** to the beginning corner.



GCTO

OCT 19 78
738

which has the address of Route 4, White Horse Road, Travelers Rest, South Carolina (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.

1978

4328 RV-2