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GREENVILLE CO. S. C.
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CONNIE S. TANKERSLEY
R.M.C.

BOOK 1449 PAGE 231

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

MORTGAGE

THIS MORTGAGE is made this 3rd day of November 1978, between the Mortgagor, s... B. J. Fuller and David D. Armstrong (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 One Hundred Thousand One Hundred and NO/100ths (\$100,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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 One Hundred Twenty (120) days from above date.

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 certain piece, parcel or tract of land situate, lying and being within the City limits of Taylors, County of Greenville, State of South Carolina, said parcel of land containing three (3) acres, and lying on the Southwestern side of St. Mark's Road, and on the Eastern side of Taylors Bridge Road and being fully shown by that certain plat of Terry T. Dill, Registered C. E. and L. S., dated July 26, 1971, duly of record in the RMC Office of Greenville County, South Carolina, said property being more particularly described as follows:

BEGINNING at the Northernmost corner at the intersection of Taylors Bridge Road and St. Mark's Road, thence along the Southwestern side of St. Mark's Road, South 33 degrees 33 minutes East Two Hundred Thirty-Eight (238) feet to iron pin corner and continuing South 35 degrees 28 minutes East Two Hundred Twelve (212) feet to iron pin corner, thence South 55 degrees 48 minutes West One Hundred Fifty and Two-Tenths (150.2) feet to iron pin corner, thence South 36 degrees 52 minutes East Fifty (50) feet to iron pin corner, thence South 55 degrees 22 minutes West Two Hundred (200) feet to iron pin corner; thence North 57 degrees 11 minutes West Two Hundred Thirty-four (234) feet to corner in Taylors Bridge Road, thence along a line in said road North 29 degrees 19 minutes East One Hundred Seventy-Five (175) feet to corner and continuing in said road North 19 degrees 40 minutes East Three Hundred Forty-Nine (349) feet to point of beginning; said tract being bounded on the North and Northeast by St. Mark's Road, on the South and Southwest by lands of Yearick and on the West and Northwest by Taylors Bridge Road.

This being the identical property conveyed unto B. J. Fuller and David D. Armstrong by deed of Beth A. Jones, dated and recorded concurrently herewith. Title to said property vested in Beth A. Jones by deed of John M. Greene, Trust No. 1, Anderson County, dated July 1, 1974, recorded July 3, 1974, in the RMC Office of Greenville County, South Carolina, in Deed Book 1062, at Page 405.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

which has the address of St. Mark's Road Taylors (Street) (City) S.C. 29687 (State and Zip Code) (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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