

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

MORTGAGE

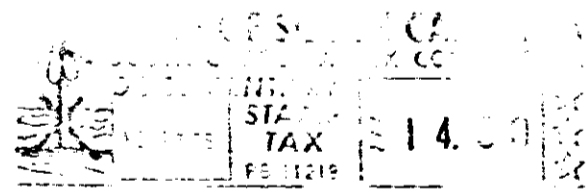
THIS MORTGAGE is made this 17th day of November 1978 between the Mortgagor, B. G. Laster (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 February 1, 2009;

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 O'Neal Township, Greenville County, State of South Carolina, being a portion of land formerly owned by J. F. Ballenger, located about 5 miles north of Greer and being known and designated as Tract No. 3 as shown on a plat of the Property of F.B. & I.V. Edwards, dated May 20, 1961, and prepared by J. Q. Bruce, Registered Surveyor, with said plat being recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 1. Reference is hereby made to said plat for a more complete description. The property contains 5.8 acres.

THIS being the same property conveyed to Mortgagor by deed of Lewis A. Metts and Frank P. McGowan, Jr., as Master, on May 17, 1977, and May 31, 1977, recorded in the R.M.C. Office for Greenville County in Deed Book 1059 at page 370 and 1059 at page 372.



which has the address of Route #2, Ballenger Road, Greer, S.C. 29651 (Street) (City) (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.

0575

4328 RV-2

1778