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GREENVILLE, CO. S.C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1400 PAGE 439

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

THIS MORTGAGE is made this 21 day of March 1979, between the Mortgagor, Linda J. Acker (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 THIRTEEN THOUSAND AND NO/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1994;

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 lot of land in the State of South Carolina, County of Greenville, being about three (3) miles north of the City of Greenville and being shown as part of Lot 401 and part of Lot 400 on a plat of Property of Linda J. Acker prepared by Richard D. Wooten, R.L.S., dated March 16, 1979 recorded in the RMC Office for Greenville County in Plat Book 7B at Page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Berkley Avenue at the joint front corner of Lots 401 and 402 and running thence with the joint line of said Lots, S. 32-59 W., 124.34 feet to an iron pin; thence N. 56-01 W., 102.5 feet to an iron pin at the joint rear corner of Lots 401, 238 and 239; thence with the joint line of Lot 293, N. 32-58 E., 21.6 feet to a new iron pin; thence as a new line, N. 24-13 W., 198.55 feet to a new iron pin on the southern edge of Berkley Avenue; thence with the southern edge of Berkley Avenue S. 65-47 W., 83.1 feet to an iron pin; thence continuing with Berkley Avenue, S. 64-00 W., 8.0 feet to an iron pin being the point of BEGINNING.

This is a portion of that property conveyed to the mortgagor by Deed of Fred P. Styles recorded March 22, 1979.

ALSO:

ALL that certain piece, parcel or lot of land in the State and County aforesaid being shown as part of Lot 400 on Plat of Property of Linda J. Acker prepared by Richard D. Wooten, R.L.S., dated March 16, 1979 recorded in the RMC Office for Greenville County in Plat Book 7B at Page 80 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Berkley Avenue at the joint corner of Property of S.L. Styles and running thence with the Styles Property line, S. 24-13 E., 139.8 feet to an iron pin at the joint rear corner of Lots 400, 241 and 240; thence S. 32-58 W., 108.4 feet to an iron pin; thence N. 24-13 W., 198.55 feet to an iron pin on the western edge of Berkley Avenue; thence with Berkley Avenue, N. 65-47 E., 91.1 feet to the point of BEGINNING.

(CONTINUED ON BACK)

which has the address of 400 Berkley Avenue Greenville, 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.

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