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GREENVILLE CO. S. C.  
MAR 30 8 39 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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

# MORTGAGE

THIS MORTGAGE is made this 29th day of March, 1979, between the Mortgagor, Don Bengard (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 ~~100~~ Thirty-One Thousand Two Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 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 April 1, 2004;

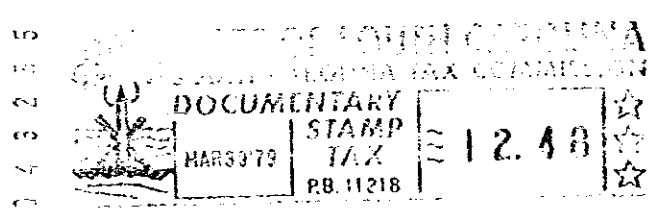
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being on the southern side of Hillcrest Drive, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 3 of Block A of a subdivision known as Highland Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book K at pages 120 through 122, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Hillcrest Drive, which point is 153.7 feet from the southwestern intersection of Hillcrest Drive and North Main Street, and running thence with Hillcrest Drive N. 66-30 W. 75 feet to the corner of Lots No. 3 and 4, thence running with said lots S. 23-30 W. 190 feet to an iron pin on an alley, running thence with the northeastern side of said alley S. 66-30 E. 75 feet to an iron pin corner of Lot No. 2, running thence N. 23-30 E. 190 feet to an iron pin, 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 Mortgagor by deed of Claudia B. Harbit to be recorded herewith.



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which has the address of 7 Hillcrest Drive, Greenville, S. C. (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 seized 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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