

FILED
GREENVILLE CO. S. C.
MAY 14 12 22 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Vol 1400 Page 230

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

MORTGAGE

THIS MORTGAGE is made this 14th day of MAY, 1979, between the Mortgagor, Robert Penland and Mary Metcalf (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").

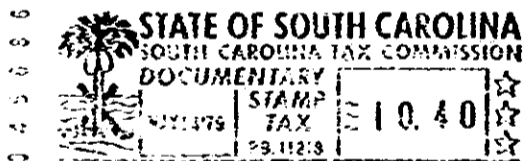
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of May, 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 certain piece, parcel or lot of land in Greenville County, South Carolina, in Chick Springs Township, on the South Side of East Lee Road and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern Side of East Lee Road and running thence S. 26-05 W. 209.2 feet to an iron pin; thence N. 61-02 E. 135.5 feet to an iron pin; thence N. 14-27 E. 141.3 feet to an iron pin on the Southern side of East Lee Road S. 85 E. 177.7 feet to the point of beginning and being all of the property conveyed to grantor recorded in Deed Book 289 page 285 in the R.M.C. Office for Greenville County on March 6, 1970 by deed of William M. Edwards; this is also that property conveyed to William M. Edwards, Jr., J. W. Matthews and R. W. Edwards.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of William M. Edwards, Jr., J. W. Matthews and R. W. Edwards to be recorded herewith.



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which has the address of 2408 East Lee Road Taylors, (Street) (City), South Carolina 29687 (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 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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