

713 Wade Hampton Blvd.
Greer, South Carolina 29651
GREENVILLE CO. S.C.

VOL 1408 P. 013

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

JUN 1 2 35 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of June 1979, between the Mortgagor, E. Ross Gray and Jan J. Gray (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").

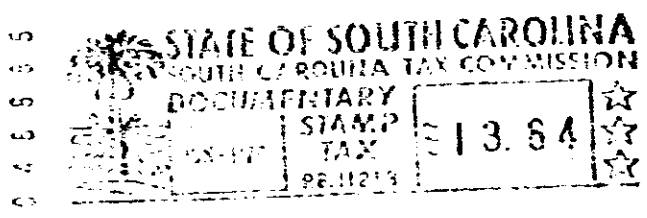
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand One Hundred and No/100 (\$34,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina on the western side of the circular portion of Live Oak Court and being known and designated as Lot No. 64 as shown on plat entitled "Oakwood Acres, Section 3" by Piedmont Engineering Service dated April 4, 1963 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EEE at page 73, and having according to said plat the following metes and bounds:

BEGINNING at a point on the western side of Live Oak Court, joint front corner of Lot Nos. 63 and 64, and running thence with the line of Lot No. 63 N. 67-07 W. 204.1 feet to a point, joint rear corner of Lot No. 63: thence S. 54-47 W. 30.0 feet to a point, joint corner with Lot No. 48 (of Oakwood Acres, Section 2): thence with the line of said Lot No 48 S. 13-25 E. 134.4 feet to a point; thence continuing with the line of said Lot No. 48 S. 6-37 E. 95.0 feet to a point, joint corner of Lot Nos. 64 and 65; thence with the line of Lot No. 65 N. 56-53 E. 207.0 feet to a point on the western side of Live Oak Court, joint front corner of Lot Nos. 64 and 65; thence with the curve of the circular portion of Live Oak Court, the chord of which is N. 3-25 W. 50.0 feet, to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Michael D. Holmes and Sally C. Holmes recorded simultaneously herewith.



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which has the address of 106 Live Oak Court Taylors, 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 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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