

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

MORTGAGE

FILED
GREENVILLE CO. S. C.
JUN 27 9 08 AM '79
DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 26th day of June 1979, between the Mortgagor, Irving L. Urch and Dorothy M. Urch (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").

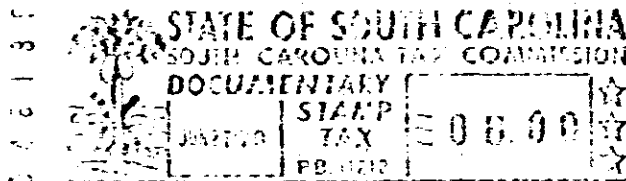
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1979.

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: and being the northern 30 feet of Lot No. 2 on plat of property of P. L. and Pauline B. McHugh, plat being recorded in Plat Book TT at page 53 in the RMC Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road at the joint front corner of Lots 2 and 3 and running thence along said Road, S. 20-01 E. 30 feet to an iron pin; thence along line of property owned by Ballard-Rice Prestressed Corporation S. 69-59 W. 200 feet to an iron pin; thence N. 20-01 W. 30 feet to an iron pin; thence along the joint line of Lots Nos. 2 and 3, N. 69-59 E. 200 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of Oscar Thomas Gibbs, Jr., recorded in Deed Book 690 at page 161 on January 11, 1962 in the RMC Office for Greenville County.

ALSO all our right, title and interest in and under that certain party wall agreement dated December 7, 1960 and recorded in Deed Book 664 at page 239, pertaining to the southerly wall of the building on the subject property.



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which has the address of 3109 White Horse Road, Greenville, S. C. (herein "Property Address");

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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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