

FILED
GREENVILLE CO. S.C.

JUL 18 11 31 AM '79

MORTGAGE

DONNIE S. TAMMERSLEY
R.M.C.

THIS MORTGAGE is made this 13th day of July,
1979, between the Mortgagor, James E. Sneed,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty eight thousand
four hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated July 13 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
August 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 on the western
side of Waters Road, near the City of Greenville, in the County of Greenville, State
of South Carolina and known and designated as Tract No. 8 of a subdivision entitled
Property of Hugh, Joe, Jack and C. D. Waters, which plat is recorded in the RMC
Office for Greenville County in Plat Book WW at Pages 120 and 121 and according
to a more recent survey by Carolina Surveying Company, dated July 12, 1979 entitled
Property of James E. Sneed, plat of which is recorded in the RMC Office for Green-
ville County in Plat Book 7-G at page 33 and according to said latter plat has
the following metes and bounds, to-wit:

BEGINNING at a point in Waters Road at the joint corner of this tract and property
now or formerly of Hale, which point is 2885 feet, more or less, to South Carolina
Road 290 and running thence with the center line of Waters Road the following courses
and distances, to-wit: S. 55-35 W. 400 feet; S. 40-35 W. 100 feet; S. 25-05 W. 100
feet; S. 5-00 W. 30 feet to a nail and cap in the center of said road at the joint
front corner of Tracts 7 and 8, being now or formerly the property of Jack Lee
Waters; running thence with the joint line of Tract 7 N. 84-43 W. 1598.3 feet to
a point in the center line of Enoree River; running thence along a traverse line
(the center of the river is the line) the following courses and distances, to-wit:
N. 27-26 W. 85 feet; N. 24-08 E. 200 feet; N. 82-15 E. 161.2 feet; N. 31-37 E. 117
feet to an iron pin at the corner of this tract and property, now or formerly, of
Hale; running thence with the joint line of that tract S. 87-11 E. 1023.9 feet to
an iron pin; thence continuing with said tract S. 85-51 E. 747.8 feet to a point
in Waters Road, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of
Neil F. Turner and Linda R. Turner to be recorded simultaneously herewith.

which has the address of Route 2, Waters 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 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.

SOUTH CAROLINA — 1-6 (Form 5-75) — ENMA/EHLMC UNIFORM INSTRUMENT with amendments 1987-79, 1991-92

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