

FILED  
GREENVILLE CO. S. C.  
JUL 16 11 50 AM '79  
DONNIE DANFERSLEY  
R.M.C.

# MORTGAGE

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer 1  
Greer, S.C. 29651

1473 PAGE 308

THIS MORTGAGE is made this 16th day of July 1979, between the Mortgagor, Lollie G. Gibson (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 Four Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 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 1, 1994;

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 lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, lying on the southwesterly side of Oak Drive and being more particularly described in accordance with a plat entitled, "Property of Lollie G. Gibson", dated March 5, 1979, prepared by C. O. Riddle, Surveyor, a copy of which plat is attached hereto and specifically made a part of this mortgage.

THE subject property is a portion of a 15.1 acre tract as shown on a plat recorded in Plat Book 4-Q at page 43 in the RMC Office for Greenville County, which tract was conveyed to the mortgagor by deed of Lydia G. Davis, recorded on July 12, 1967 in Deed Book 823 at page 294.

STATE OF SOUTH CAROLINA  
RECORDING DEPARTMENT  
DOCUMENTARY  
STAMP  
\$ 09.60

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which has the address of Oak Drive, Greer, S. C. 29651 (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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