

1417-313

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

FILED
S.C.
AUG 26 AM '79
DEPT

MORTGAGE

THIS MORTGAGE was made this 21st day of August, 1979, between the Mortgagor, Michael E. Hand and JoAnn B. Hand (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 Sixteen thousand eight hundred and 00/100 (\$16,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 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 in the State of South Carolina, County of Greenville, on the southern side of S. C. Highway 290 and being known as Tract 6B as shown on plat of Property of Michael E. Hand and JoAnn B. Hand made by Jones Engineering Service dated August 20, 1979 and recorded in the RMC Office for Greenville County in Plat Book 2-1 at page 48, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of S. C. Highway 290, 1085.9 feet from the intersection with Hillcrest Drive and running along the southern side of said Highway N. 88-50 E. 50 feet to an iron pin, joint front corner of Tract 6B and other property of Hand; thence along the line of said tract and other property of Hand, S. 10-19 W. 214.6 feet to an iron pin, joint rear corner with Tract 6; thence N. 86-27 W. 50 feet to an iron pin, joint rear corner of Tract 6; thence N. 10-30 E. 210.5 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Ronald M. Thomason and Rosemary T. Thomason dated August 21, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1109 at page 936.

PROPERTY ADDRESS

GCTO
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which has the address of Route 8, Highway 290, Greer, South Carolina 29651 (herein "Property Address");
[Street] [City] [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.

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