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DONNIE R. M. C.  
TAYLORSLEY  
R.M.C.

BOOK 1493 PAGE 741

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

# MORTGAGE

THIS MORTGAGE is made this 12th day of November 1979, between the Mortgagor, Esley Kimbrell and Mildred B. Kimbrell (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 Fifteen Thousand Five Hundred and 31/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 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:

in Oneal Township, being shown as Tract "D" on plat of FEW ESTATE, surveyed for Jerry Balliew and Hall Hollifield, by Lindsey & Associates, dated August 8, 1978, containing 10.4 acres according to said plat and having the following metes and bounds to wit:

BEGINNING at a point in the center of Groce Meadow Road, joint corner with property of Farmer and running thence with line of Farmer N. 82-30 W. 452.69 feet to an iron pin; thence S. 86-45 W. 546 feet to an iron pin; thence N. 11-45 E. 100 feet to an iron pin; thence with the meander of Childress Beaverdam Creek (the chord being N. 63-55 W. 206.91 feet) to an iron pin at the joint rear corner with Tract "C" thence with the line of Tract "C" N. 62-44 E. 841.23 feet to an iron pin; thence S. 65-15 E. 483.71 feet to point in the center of Groce Meadow Road; thence with the center of said road, S. 4-01 W. 400 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by Jerry Balliew and Hall Hollifield, recorded in Deed Book 1080 at page 830 on October 13, 1978 in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
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which has the address of Route #2, Groce Meadow Road, Taylors, S.C. 29687, (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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