

FILED
GREER, S.C. MORTGAGE

Mail 1495 215
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 15th day of January, 1980, between the Mortgagor, Charles E. Everett, Jr. (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 Sixty-six Thousand Five Hundred Forty-nine and 75/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 15, 1980 (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, 2003;

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 the City of Greer, containing approximately one acre, and being located at the southwesterly corner of the intersection of U. S. Highway 29 and Forrest Street and being known as Lot Number 29, Block 5, on Sheet G-14 of the Greenville County Tax Maps.

This conveyance is the identical property conveyed to Charles E. Everett, Jr. by deed of Robert G. Jewell on December 14, 1978 and duly recorded in Deed Book 1093 at page 795 on December 15, 1978 in the R. M. C. Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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which has the address of Corner Wade Hampton Boulevard and Forrest Street, Greer, S.C.,
[Street] [City]
..... (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.

RECORD

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