

S. C.
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1453 Page 379

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

MORTGAGE

THIS MORTGAGE is made this 27th day of March 1980, between the Mortgagor, Philip Adrian Paris (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 Nine Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 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 March 1, 1992

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 lot of land situate, lying and being in O'Neal Township, Greenville County, State of South Carolina, lying on the north side of Mays Bridge Road, also known as Groce Meadow Road, and bounded by lands now or formerly of James M. Paris and Jason Crain, containing four acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING J. Crain corner in center of Mays Bridge Road and running with road N. 34-15 W. 150 feet to nail in center road; thence N. 36-45 E. over iron pipe in driveway 500 feet to iron pipe; thence N. 64-45 E. 272 feet to stake; thence S. 78-27 E. 633 feet to iron axle by Black Gum on branch, common corner of Paris, Farmer and Jason Crain lands; thence with Crain's lines S. 72-00 W. 220 feet; thence N. 85-30 W. 500 feet; thence S. 33-25 W. 280.5 feet; S. 42-00 W. 307 feet to beginning corner.

This being the same property conveyed to the Mortgagor herein by Deed of Preston Perry Paris and Wayne Payton Paris, which Deed is dated March 27, 1980, and is to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: 713 Wade Hampton Blvd., Greer, S. C. 29651

INSTRUMENTARY

which has the address of Route 1, Mays Bridge Road, a/k/a Groce Meadow Road Taylors (Street) (City) S. C. 29687 (State and Zip Code) (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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