

713 West Wade Hampton Blvd.
Greer, South Carolina 29651

BOOK 1501 PAGE 103

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

MORTGAGE

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CO. S. C.

THIS MORTGAGE is made this 18th day of April 1980, between the Mortgagor, Stephen N. Corbin (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 Seventeen Thousand Nine Hundred and No/100 (\$17,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 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 April 1, 2000.

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 and County aforesaid, Highland Township, and, according to the plat prepared by W. R. Williams, Jr., R.L.S., on March 11, 1976, for James C. Kelley and Lois McCrary Kelley, as having the following metes and bounds, to-wit:

BEGINNING at a spike in the center of Eppley Road 525 feet from S.C. Highway 101, and running thence N. 22-49 E. 320 feet with the creek as the line; thence S. 65-36 E. 594.2 feet to an iron pin along the boundary of Odom Property; thence along the boundary of Eppley Property S. 55-52 W. 360.6 feet to a nail and cap in the center of Eppley Road N. 86-35 W. 134 feet, N. 64-52 W. 100 feet, N. 52-29 W. 100 feet, and N. 56-42 W. 75.5 feet to the point of beginning, and, according to plat, containing 3.79 acres.

This is the identical property conveyed to the Mortgagor herein by Lawrence Gerald Coleman and Priscilla E. Coleman by Deed recorded simultaneously herewith.

REC'D
SOUTH CAROLINA
DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION
MORTGAGE
APR 21 1980

which has the address of Eppley Road, 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 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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