

FILED
GREENVILLE CO. S. C.

AUG 26 8 42 AM '80

MORTGAGE

REC: 1513 PAGE 1
Mortgage
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

DONALD S. TANKERSLEY
THIS MORTGAGE is made this 22nd day of August 1980, between the Mortgagor, Carl E. Reid (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 Thirty Eight Thousand Five Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 September 1, 2010.

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: containing 2.72 acres, more or less, situate on the south side of State Park Road, formerly known as Batson Road, said property being known and designated as LOT NO. 1 as shown on a plat entitled "Mary C. Reid, et al Owner", made by Dalton and Neves, Engs., dated June 8, 1972, said plat recorded in RMC Office for Greenville County in Plat Book 4-R at page 25, reference to said plat hereby pleaded for a more complete description.

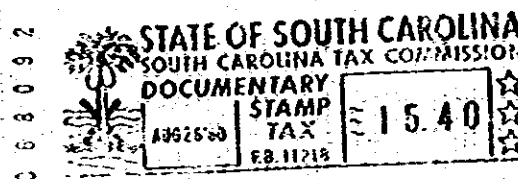
This is that same property conveyed to Mortgagor by deed of Frank P. McGowan, Master, recorded in RMC Office for Greenville County on 8-1-72 in Deed Book 953, page 599.

AND ALSO, all that certain piece, parcel or tract of land in said County and State, near State Park Road (formerly Batson Road), and being shown on survey and plat entitled "property of Mary C. Reid", prepared by Dalton & Neves, Engs., dated Feb., 1980, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a new point with other land of Mary C. Reid, about 224.36 feet from Batson Road, and runs thence eS. 37-53 E. 525.1 feet to a point; corner with Boroughs; thence S. 49-42 W. 568 feet to a point, corner with Earl Case; thence N. 38-20 W. 619.3 feet to a point with other lands of Mary C. Reid; thence N. 48-59 E. 224.3 feet to a point; thence continuing, N. 51-40 E. 168.3 feet to a point; thence N. 81-22 E. 20.1 feet to a point; thence S. 37-53 E. 85 feet to a point; thence N. 48-48 E. 161.6 feet to the beginning corner.

This is that same property conveyed to Mortgagor by deed of Mary C. Reid, recorded in the RMC Office for Greenville County on 4-1-80 in Deed Book 1123, page 142.

Both parcels conveyed subject to all restrictions, easements, rights of way and roadways of record, on the recorded plats or on the premises.



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which has the address of Rt. 5, State Park Road Greenville (Street) (City)
S.C. 29609 (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 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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