

FILED
GREENVILLE CO. S. C.

MORTGAGE

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

NOV 10 10 58 AM '80

BOOK 1523 PAGE 888

THIS MORTGAGE is made this 7th day of November 1980, between the Mortgagor, Jimmy A. Garner and Jean W. Garner (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").

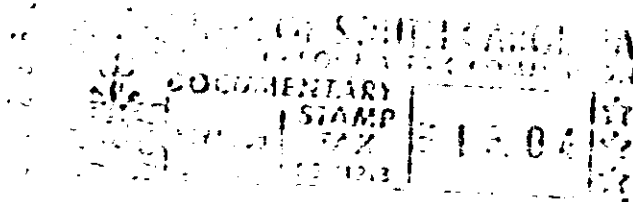
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand Six Hundred and No/100 (\$32,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 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:

ALL that piece, parcel or lot of land situate, lying and being three (3) miles north of the City of Greer, in Greenville County, South Carolina, on the eastern side of Highway No. 14 containing 4.63 acres, more or less, and according to a plat of property of Mary F. Brown recorded in the R.M.C. Office for Greenville County in Plat Book SSS at Page 279, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Highway 14, at the joint front corner of property herein and property now or formerly of Marvin and Maythol Towery and running thence with the joint line N. 67-35 E. 171.8 feet to an iron pin; thence N. 24-37 W. 201.9 feet to an iron pin; thence N. 73-20 E. 315 feet to an iron pin; thence S. 89-27 E. 112.3 feet to an iron pin, the South Tiger River; thence up the meanders of said River S. 20-04 W. 120 feet; thence S. 6-54 W. 170.5 feet; thence S. 23-14 W. 170 feet; thence S. 9-19 E. 160 feet to a point where a creek enters the South Tiger River; thence with the old creek run S. 38-12 W. 108 feet; thence S. 64-32 W. 93.3 feet; thence N. 33-17 W. 60.6 feet; thence N. 46-35 W. 78 feet to an iron pin on the eastern side of Highway #14; thence with the said side of Highway #14 N. 27-30 W. 314.5 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Jane Joyner Tate dated November 7, 1980 and to be recorded of even date herewith.



GCTO -----3 NO10 80

428

4.00CI

which has the address of Route 2, 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.

67
80
90
0.

4328 RV.2