

1523-1335

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

FILED
NOV 21 12 35 PM '80
SOUTH CAROLINA
SPRINGERSLEY

MORTGAGE

THIS MORTGAGE is made this 21st day of November 1980, between the Mortgagor, Michael Allen Pelton and Jane Beth Pelton (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 Eleven Thousand and No/100 (\$11,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 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, 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 _____, State of South Carolina:

ALL that certain lot or parcel of land, with the improvements thereon, lying and being in the Greer Mill Village, in the City Limits of Greer, Greer School District 9-H and being more particularly described as Lot No. 33 as shown on plat entitled "Subdivision of Greer Mill Village, Greer, SC" made by Dalton and Neves, dated January 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book Y at Page 138 and 139. According to said plat, the said lot is described and known as lot #5 Hollis Street (now Pennsylvania Avenue) fronting thereon eighty-six (86) feet.

THIS is the identical property conveyed to the Mortgagors by deed of E. C. Flynn, Jr., et al to be recorded of even date herewith.

RECORDED
DOCUMENTARY
STATE OF SOUTH CAROLINA
NOV 21 1980

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which has the address of #405 Pennsylvania Avenue, Greer, South Carolina 29651 (herein "Property Address");
[Street] [City]
[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.

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