

FILED
GREENVILLE CO. S. C.

Aug 13 1974

DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 1st day of August, 1974, between the Mortgagor, Larry J. Willis-

----- (herein "Borrower"), and the Mortgagee, Family Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 43 Edwards Bldg., 600 North Main St., Greer, S. C., (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and no/100ths (\$22,000.00) dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note") providing for monthly installments of principal and interest by John A. Simmons, surveyor, as to Lot No. 6 on Feb. 15, 1974 and having the following courses and distances, to wit:

BEGINNING in the center of a 25 foot road at the southeast corner of lot No. 6, joint corner with lot No. 7 (iron pin back on line at 22.2 feet from true corner) and running thence along center of said road, N. 26-50 E. 200.3 feet to corner of Lot No. 5; thence, N. 72-30 W. 20.7 feet to iron pin on west side of road, thence on the same course for a total distance of 298.9 feet to new iron pin corner on line of lot No. 5; thence a new line through lot No. 6, S. 22-06 W. 199.3 feet to new iron pin corner on line of lot No. 7; thence as the common line of lots 6 and 7, S. 72-20 E. 282.5 feet to center of said road (iron pin set back 22.2 feet) to the beginning corner.

By: *H. Haberman*
Witness: *Donnie S. Tankersley*
Witness: *John L. Wellbourn*
DEC 3 1976
DONNIE S. TANKERSLEY
DEC 3 1976
15055
SW 100' 1

Witnesses apply from
I (we) draw c. the
Account
acknowledged



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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