

FILED
GREENVILLE CO. S. C.

FEB 21 10 55 AM '77

BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1389 PAGE 722

THIS MORTGAGE is made this 18th day of February 1977, between the Mortgagor James P. Mulligan and Louise Mulligan (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 18th 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1st 2002

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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, about 5 miles East of Greenville, on the Southeast side of Lee Road, being known and designated as Lot No. One, Block B, of Pinhurst Subdivision as shown on plat prepared by W. N. Willis, Engrs., dated October 28, 1948, which plat is recorded in the R.M.C. Office for said County in Plat Book S at page 77A. For a more particular description, reference is hereby specifically made to the aforesaid plat. This being the same property conveyed to Leola E. Shooks by James Earle Smith by deed recorded in said Office on December 17, 1953, in Deed Book 490 at page 402, and a part of the property devised to Harriett F. Poole by the Last Will and Testament of Leola E. Shooks, as is more particularly set forth in the Office of the Probate Judge for said County in Apt. 1036, File 12, the said Leola E. Shooks having died testate on or about June 4, 1968, and the same property conveyed to the Mortgagors herein by Bankers Trust of South Carolina, as Executor and Trustee under the Last Will and Testament of Harriett F. Poole, deceased, by deed dated February 16, 1977, which deed will be recorded forthwith in said R.M.C. Office. See also estate file of Harriett F. Poole as set forth in said Probate Judge's Office in Apt. 1410, File 11.



which has the address of 200 E. Lee Road Greer
[Street] [City]
S. C. 29651 (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 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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