

LH 9180

MORTGAGE

THIS MORTGAGE is made this 17th day of May 1977, between the Mortgagor James T. Fuller and Ruhama C. Fuller (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 Fourteen Thousand and no/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 May 1st, 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 Greenville State of South Carolina: All that piece, parcel or lot of land lying, being and situate about 1/2 mile North of Washington Baptist Church, in Oneal Township, on the southern side of highway no. 135, in County and State aforesaid, and being the western portion of the same lot conveyed to James C. Campbell and Doris E. Campbell by Frank Lindsey and Annie A. Lindsey by deed recorded in the R. M. C. Office for said County in Deed Book 677, page 52, and having the following courses and distances, to-wit: Beginning on an old nail and cap in the center of the said highway, joint corner of Arnold Campbell's lot, and runs thence with the common line of the Arnold Campbell lot and the within described lot, S.48-29 E.20 feet to an old iron pin on the bank of the road, then continuing with the same course for a total distance 281.9 feet to an old iron pin on the Shelton line; thence with the common line of Shelton and within described lot, N.29-46 E.92.3 feet to an iron pin on the said line; thence a new line, N.48-29 W.263.7 feet to a nail and cap in the center of the said highway (iron pin back on line on the bank of the road); thence with the center of the said road, S.40-37 W.90 feet to the beginning corner, containing Fifty-six one-hundredths (0.56) of one acre, more or less. This being the same property which was conveyed to Ruhama C. Fuller by James C. Campbell and Doris E. Campbell by deed recorded in the said office on May 26, 1967 in Deed Book 820, page 387. Ruhama C. Fuller conveyed a one-half (1/2) undivided interest in the above described property to James T. Fuller by deed which will be recorded forthwith in the said office.

W. S. F. S. C. 1977



which has the address of Highway no. 135, Rt. 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 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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