

MORTGAGE

GREENVILLE CO. S.C.
JAN 9 3 30 PM '78

THIS MORTGAGE is made this 9th day of January, 1978, between the Mortgagor, John T. Wofford

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1988

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 in the County of Greenville, State of South Carolina, situate, lying and being on the western side of Elizabeth Drive and being known and designated as Lot No. 333 on a plat of CHEROKEE FOREST Subdivision recorded in the RMC Office for Greenville County in Plat Book EE at Pages 78 and 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Elizabeth Drive at an iron pin on the joint front corner of Lots 332 and 333 and running thence with the line of Lot 332, S.56-30 W. 195 feet to an iron pin; thence N.33-30 W. 100 feet to an iron pin at rear corner of Lot 334; thence with the line of Lot 334, N.56-30 E. 195 feet to an iron pin on Elizabeth Drive; thence with the western side of Elizabeth Drive, S.33-30 E. 100 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Robert J. Edwards recorded in the RMC Office for Greenville County in Deed Book 529 at Page 193 on July 8, 1955.

THE mailing address of the Mortgagee herein is P. O. Box 969, Greer, S. C. 29651.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, ON JAN 14 1978

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which has the address of 314 Elizabeth Drive Greenville
South Carolina 29607 (Street) (City)
(State and Zip Code) (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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