

FILED
GREENVILLE CO. S. C.

MAR 6 2 33 PM '78

DOANIE S. TANKERSLEY
R.H.C.

BOOK 1428 PAGE 187

MORTGAGE

THIS MORTGAGE is made this 14th day of March 1978, between the Mortgagor Joe Carroll (also known as Joe Wade Carroll) (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 NINE THOUSAND AND NO/100 (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 1978 (herein "Note"), providing for monthly instalments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in Chick Springs Township, about two and one-half miles northwest of the town of Greer, on the south side of Buncombe Road, and being known and designated as Lot No. Nineteen (19) on plat of R. A. Ford property prepared by H. S. Brockman, Surveyor, dated Oct. 9, 1936, and having the following metes and distances, to-wit: Beginning on an iron pin on the south side of the Buncombe Road, corner of Lot No. 18, and running thence with said road N. 66-56 W. 196.8 feet to an iron pin in the intersection of the Rutherford (or Gilreaths Mill Road) Road; thence with said Rutherford Road S. 13-04 E. 266 feet to an iron pin on the east side of said road, corner of Lot No. 20; thence with the line of Lot No. 20 S. 65-10 E. 20 feet to an iron pin, corner of Lot No. 18; thence with the line of Lot No. 18 N. 28-37 E. 216.2 feet to the beginning corner. This is the same property conveyed to the Mortgagor herein by Carl S. Wilson by deed recorded in the R.M.C. Office for said County on March 19, 1968, in Deed Book 840 at page 32. For a more particular description see the aforesaid plat which has been recorded in the said Office in Plat Book 0, page 63.

which has the address of Route 6 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.

GC10
MAR 6 1978

0187

4328 RV-2