

MORTGAGE

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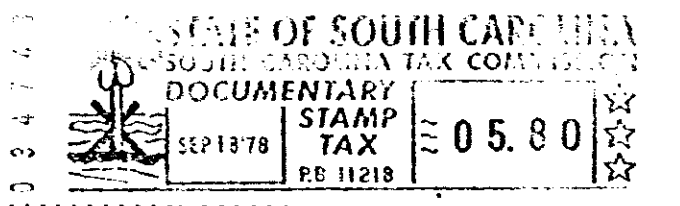
THIS MORTGAGE is made this 13th day of September 1978, between the Mortgagor Franklin D. R. Steading and Billie Joyce P. Steading (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, 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 FIVE HUNDRED AND NO/100 (\$14,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 September 1, 1993

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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 Butler Township, about 2 miles South of Pelham, on the Northwest side of Circle Road, containing Seven and 39/100 (7.39) acres, more or less, as shown on plat of property of Larry J. Steading prepared by H. S. Brockman, R.L.S., dated December 17, 1971, which plat is recorded in the R.M.C. Office for said County in Plat Book 4-M at page 67, and being more particularly described according to said plat as follows: Beginning at a nail in said Circle Road on line of property owned now or formerly by W. C. Steading, and running thence with the line of said W. C. Steading property N. 17-15 W. 568 feet to an old pin; thence N. 35-20 E. 311 feet to an old Holly; thence N. 37-45 W. 236 feet to a stake; thence N. 42-55 W. 235 feet to a stake on branch, joint rear corner with said W. C. Steading property; thence down said branch, the branch being the line, with the traverse line of N. 48-25 E. 481 feet to an iron pin on said branch, joint rear corner with property owned now or formerly by Fred C. and Linda I. Bell; thence with the line of said Bell property S. 3-15 E. 1381 feet to a nail in said Circle Road (iron pin back on line at 24.3 feet), joint front corner with said Bell property; thence with said Circle Road S. 59-03 W. 100 feet to a point and S. 55-15 W. 100 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to Larry J. Steading by Eunice Irene Burrell Steading by deed recorded in said Office on January 11, 1972, in Deed Book 933 at page 421. The said Larry J. Steading conveyed a one-half undivided interest in and to the above described property to Mildred Stokes Steading by deed recorded in said Office on March 4, 1976, in Deed Book 1032 at page 508. This is the same property conveyed to the Mortgagors herein by Larry J. Steading and Mildred Stokes Steading by deed to be recorded forthwith in said Office.



which has the address of _____
[Street] [City]
S. C. _____ (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 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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