

FILED  
GREENVILLE CO. S.C.  
JAN 12 3 37 PM '80  
DONN S. TINKERSLEY  
R.M.C.

200:1493 PAGE 543

## MORTGAGE

THIS MORTGAGE is made this 15th day of January,  
1980, between the Mortgagor, DONALD F. WAGGONER

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

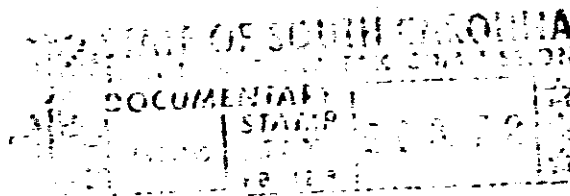
WHEREAS, Borrower is indebted to Lender in the principal sum of NINE THOUSAND, TWO HUNDRED THIRTY-FOUR AND 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 15, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 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 certain piece, parcel or lot of land, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 32 of a Subdivision known as HOMESTEAD ACRES, as shown on a plat thereof prepared by Piedmont Engineering Service dated April 26, 1963, recorded in the R.M.C. Office for Greenville County in Plat Book RR, at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Homewood Drive, which point is the joint front corners of Lots No. 31 and the lot herein conveyed; running thence North 25-00 West 187.9 feet to a point; thence running North 65-00 East 111.8 feet to a point which the joint rear corner of Lots No. 33 and the lot herein conveyed; thence running South 18-26 East 190.6 feet to a point on Homewood Drive, the joint front corner of Lots No. 33 and the lot herein conveyed; thence along Homewood Drive South 65-00 West 90 feet to a point, the point of BEGINNING.

This is the identical lot of land conveyed the Mortgagor herein by W. E. Shaw, Inc. by deed recorded herewith.



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
Post Office Drawer 408  
Greenville, South Carolina 29602

which has the address of 4 Homewood Avenue, Taylors, South Carolina 29687,

(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 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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