

FILED
GREENVILLE CO. S.C.

FEB 18 2 25 PM '81

MORTGAGE

BOOK: 1532 PAGE: 780

DONN: TANNERSLEY

THIS MORTGAGE is made this 18th day of February, 1981, between the Mortgagor, Edward O. Wolcott and Jean M. Wolcott (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 Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 1981 (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, 2001

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 in the State of South Carolina, County of Greenville, shown as Lot 7 on plat of Fox Ridge at Pebble Creek, Phase I, recorded in Plat Book 7 C at page 67 and having the following courses and distances according to said plat:

BEGINNING at an iron pin on Kindlin Way and running thence with the joint front corner of Lots 7 and 8, N. 77-11 W. 159.40 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 7, N. 40-35 W. 33.38 feet and N. 4-37 W. 81.41 feet to an iron pin, joint rear line of Lots 6 and 7; thence with the joint line of said lots, S. 63-05 E. 203.60 feet to an iron pin on Kindlin Way; thence with Kindlin Way, S. 16-20 W. 60.00 feet to an iron pin, the point of beginning.

Being the same property conveyed by Preferred Homes, Inc. by deed recorded herewith.

which has the address of Kindlin Way, Taylors, South Carolina 29687
(Street) (City)
(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.

0780

4328 RV-2