

Aug 25 1983

MORTGAGE

THIS MORTGAGE is made this 18th day of August 1983 between the Mortgagor S. N. Branson and Mildred C. Branson (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 Eight Thousand and no/100 (\$8,000.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1993.

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, being and situate on the North side of the Hammett Bridge Road, near Pleasant Grove Baptist Church, about 1 1/2 miles South of the Town of Greer, in Chick Springs Township, Greenville County, South Carolina, and being known and designated as Lot No. Three (3) of the John H. Greer property as shown on plat prepared by W. P. Morrow, Registered Surveyor, dated February, 1953 and which plat has been recorded in the R. M. C. Office for said County in Plat Book PF, page 532, and being more particular described as follows: Beginning at an Iron Pin in the center of said road, joint front corner of lots nos. 2 and 3 as shown on said plat, and running thence with said road N.51-10 E.100.5 feet to an Iron Pin at the joint front corner of lots nos. 3 and 4 as shown on said plat, thence with the common line of said last two mentioned lots and in a Northwesternly direction 203.5 feet to an iron pin at the joint rear corner of lots nos. 3, 4, 8 and 9 as shown on said plat, thence with the joint property line of said lots nos. 3 and 9 S.47-15 W. 100 feet to the joint rear corner of lots nos. 2, 3, 9 and 10 as shown on said plat, thence with the joint property line of said lots nos. 2 and 3 and in a southeasterly direction 197 feet to the beginning point. Bounded by the Hammett Bridge Road and by said lots nos. 4, 9 and 2. This being the same property which was conveyed to mortgagors herein by Hazel C. Edwards by deed recorded in the said R. M. C. Office in Deed Book 579, page 465 on July 3, 1957. For a more particular description see the aforesaid plat.

which has the address of 310 Hammett Bridge Road Greer S. C. 29651 (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 issued by Lender's insurer on the Property.

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