

1518 316

FILED
GREENVILLE, S.C.

MAR 20 10 06 AM '84

DONNIE S. WALKER, JR.

MORTGAGE

THIS MORTGAGE is made this 19th day of April, 1984 between the Mortgagor, Martin Gary Wallace, III and Elizabeth Boyd Wallace, (herein "Borrower"), and the Mortgagee, First Federal

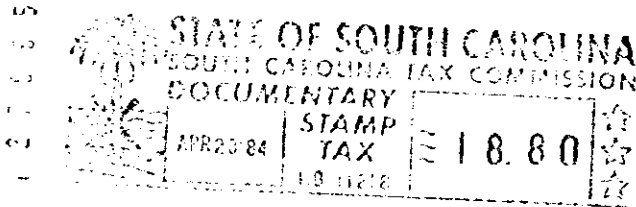
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2004.....;

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 lot of land in the State of South Carolina, County of Greenville, in the City of Greer, on the north side of West Poinsett Street, as shown on a plat of property entitled, "Property of Martin Gary Wallace, III & Elizabeth Boyd Wallace", prepared by Carolina Surveying Co., dated April 16, 1984, to be recorded of even date herewith.

This is the identical property conveyed to the Mortgagors by deed of F. J. Jackson and Kathryn S. Jackson to be recorded of even date herewith.



which has the address of 412 W. Poinsett St., Greer, SC 29651,
(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 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.

0319

7328-RV-2

0077
17 APR 20 84