

# MORTGAGE

THIS MORTGAGE is made this 15th day of November 1984, between the Mortgagor, Albert G. Childress and Debra R. Childress (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 Sixty-One Thousand Six Hundred and No/100 (\$61,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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 November 1, 2009

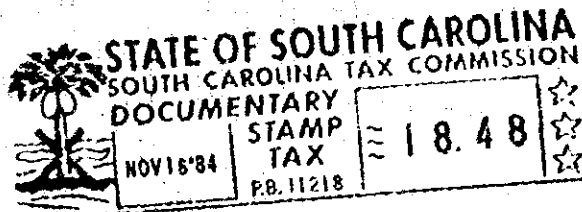
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying, being and situate in the State of South Carolina, County of Greenville and being shown on a plat of property of Mark Lee Putnam, prepared by J. L. Montgomery, III, RLS, in July, 1977, which plat is recorded in the RMC Office for Greenville County in Plat Book 8-L at Page 10, which property is better described in accordance with said plat as follows:

BEGINNING at an iron pin on the Southwestern side of S. C. 23-154 known as Fairview to Fork Shoals Road (said iron pin lying S. 45-29 W. 201.5 feet from the most western corner of property owned by Robert D. Vaughn) and running thence along the edge of the aforementioned road S. 45-29 W. 165.6 feet to an iron pin; thence S. 38-35 W. 10.0 feet to an iron pin; thence turning and running S. 60-01 E. 534.7 feet to an iron pin; thence turning and running N. 29-20 E. 175.0 feet to an iron pin; thence turning and running N. 60-40 W. 487.0 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Mark Lee Putnam, recorded in the RMC Office for Greenville County in Deed Book 1223 at Page 879 on October 11, 1984.

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which has the address of Lot 5 Old Fork Shoals Road Fountain Inn (Street) (City) S. C. 29644 (State and Zip Code) (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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