

## MORTGAGE

1329 735

THIS MORTGAGE is made this 17th day of December, 1974, between the Mortgagor, Douglas M. Wilson, James G. Johnson, III and James R. Gilreath (Wigjo Properties a Partnership) (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is E. Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Two Hundred (\$15,200/00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 10, 1989

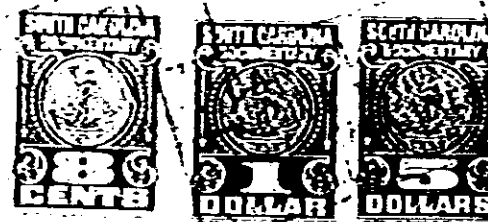
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Greenville Township, Greenville County, State of South Carolina, being known and designated as the northern portion of Lot No. 25 of Overbrook Land Company as appears by plat recorded in the RMC Office for Greenville County in Plat Book E, at Page 251, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of East North Street at the joint front corner of Lots Nos. 25 and 26 and running thence S. 33-38 E. 132.5 feet to an iron pin; thence running S. 57-27 W. 99.5 feet to an iron pin on Juniper Street (formerly Chestnut Street); thence running N. 30-43 W. 37 feet to an iron pin; thence continuing along Juniper Street, N. 33-52 W. 50 feet; thence continuing along Juniper Street, N. 36-07 W. 46.7 feet to a point; thence rounding the curve of Juniper Street and East North Street, N. 6-10 W. 12.2 feet to an iron pin; thence continuing along East North Street, N. 65-01 E. 95 feet to the beginning point.

ALSO: ALL that certain lot of land, with improvements thereon, lying, being and situated in Greenville County, State of South Carolina, being a portion of Lot 25 and a portion of Lot 26 on a plat for Overbrook Land Company, recorded in Plat Book E, at pages 251 and 252, and being described as follows:

BEGINNING at an iron pin on the Southern side of East North Street at the joint front corner of Lots Nos. 25 and 26 and running thence along the common line of the Western and Eastern portion of Lot 26, S. 31-46 E. 176.8 feet to an iron pin; thence running S. 57-19 W. 160 feet to an iron pin on Juniper Street; (Formerly Chestnut Street); thence continuing along Juniper Street, N. 30-43 W. 13 feet to an iron pin; thence continuing along the common line of the Northern and Southern portion of Lot 25, N. 57-27 E. 99.5 feet to an iron pin; thence continuing along the common line of Lots Nos. 25 and 26, N. 33-38 W. 132.5 feet to the point of beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.