

3 56 PM MORTGAGE

DEWNE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 7th day of May, 1976
between the Mortgagor, William K. Wilson, Jr. and Joanne S. Wilson

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 Twelve Thousand Five Hundred and no/100 (\$12,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1976 (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, 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 situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, being known and designated as Lot No. 21 of the Grantor's property, located near Milford Church, and according to the plat made for the Grantor herein by H. S. Brockman, R. S., August 9, 1958, being recorded in plat book MM at page 25 in the R.M.C. Office for Greenville County has the following metes and bounds, to-wit:

BEGINNING at the joint front corners of lots nos, 20 and 21 on Joan Street and running thence N. 83-06 E. 301.6 feet to a point, thence S. 4-00 W. 140 feet to a point, thence S. 83-06 W. 251.1 feet to a point on Joan Street, thence along Joan Street N. 17-10 W. 140 feet to the point of beginning.

The above lot of land is hereby restricted to a single dwelling having a minimum inside space of 1200 square feet and is also restricted to a 60 foot set-back from Joan Street for said dwelling.



which has the address of Lot 21-Joan Drive, Route 2, Taylors (City)
South Carolina 29687 (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.

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