

SEP 29 4 12 PM '76

GREENVILLE
S.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of September 1976 between the Mortgagor, Walter Lewis Wilson and Betty Jean B. Wilson (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand and No/100-----(\$38,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 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 October 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and according to a plat prepared of said property by T. H. Walker, Jr., Reg. L.S., March 27, 1972, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-Q at Page 45, having the following courses and distances, to-wit:

BEGINNING at a nail and cap near the center of Black's Drive, joint corner of property owned now or formerly by Helen Smith Wilson (a plat of which is recorded in the RMC Office for Greenville, S.C. in Plat Book 4-Q, Page 54), and running thence with said road, S. 83-45 E. 195 feet to a nail and cap in or near the center of said road; thence running with the joint property line of now or formerly James Rudy Wilson, S. 2-50 E. 289.7 feet to an iron pin; thence running with the joint property line of now or formerly Paul Robert and Pauline M. Abercrombie, S. 89-30 W. 195 feet to an iron pin; thence running with the joint property line of now or formerly Helen Smith Wilson, N. 2-25 W. 312.6 feet to a nail and cap near the center of Black's Drive, the point of beginning.

Same property conveyed to Walter Lewis Wilson by deed of Helen Smith Wilson dated May 4, 1972 recorded in Deed Book 942 Page 486.



which has the address of Black Drive, Route 10 Greenville, South Carolina (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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