

MORTGAGE

CONNIE S. TANNERLEY
R.M.C.

THIS MORTGAGE is made this 11th day of March 1977, between the Mortgagor Jack Lowell Hollifield and Evelyn Louise C. Hollifield (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 TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1st, 1992

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 and County aforesaid, in Chick Springs Township, on the North side of Buddy Avenue, and being known and designated as Lot No. Twenty-nine (29) of the Woodlands Heights property of the I. M. Wood Estate as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated Oct. 28, 1955, and which plat has been recorded in the R.M.C. Office for said County in Plat Book GG, page 151. This being the same property conveyed to Alonzo Guy McGraw by Terril H. Vaughn and W. Keith Vaughn by deed recorded in said Office on June 27, 1960, in Deed Book 653, page 267, and the same property conveyed to the Mortgagors herein by Alonzo Guy McGraw by deed to be recorded forthwith in said Office. For a more particular description see the aforesaid plat.



which has the address of 117 Buddy Avenue Greer S. C. 29651 (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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