

MORTGAGE

THIS MORTGAGE is made this 18th day of March, 1977, between the Mortgagor, William Moore Willis, III and Rebecca Turner Willis (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 -----TWENTY-SEVEN THOUSAND SIX HUNDRED AND NO/100 (\$27,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 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 March 1, 2002;

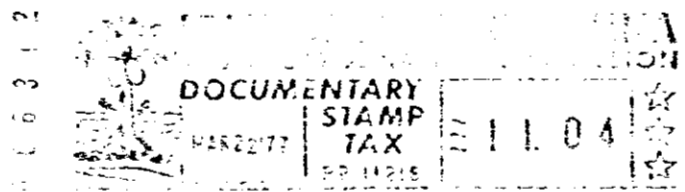
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land with all improvements thereon, situate, lying and being on the northeast side of Seminole Drive in the City of Greenville, County of Greenville, State of South Carolina, and shown as Lot No. 47 on a plat of Sunset Hills, Map 2, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 19, and being more fully described as follows:

BEGINNING at an iron pin on the northeastern side of Seminole Drive at the joint front corners of Lots Nos. 47 and 48, and running thence with the line of Lot No. 48, N. 48-50 E. 175 feet to an iron pin on the southwest edge of a five-foot strip of land reserved for utilities; thence along said five-foot strip N. 41-10 W. 75 feet to an iron pin at the corner of Lot No. 46; thence along the line of Lot No. 46, S. 48-50 W. 175 feet to an iron pin; thence along the northeast side of Seminole Drive S. 41-10 E. 75 feet to the point of beginning.

This property is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

This being the same property conveyed to mortgagors by deed of Roy E. Turner dated December 10, 1971, and recorded December 21, 1971, in Deed Book 932 at page 213, R.M.C. Office for Greenville County.



which has the address of 13 Seminole Drive, Greenville, South Carolina (City 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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