

FILED
GREENVILLE CO. S. C.
MAR 24 8 45 AM '77
DUNNIE S. TANKERSLEY
P.M.C.

MORTGAGE

BOOK 1392 PAGE 332

THIS MORTGAGE is made this 23 day of March, 1977, between the Mortgagor, **Craig Roy Wade and Renee S. Wade** (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 Four Thousand Eight Hundred and NO/100---** Dollars, which indebtedness is evidenced by Borrower's note dated **March 23, 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: **Chick Springs Township, on the west side of Morrow Street, in the City of Greer, designated as LOT NO. 5 and a PORTION OF LOT NO. 4, of the property of Wm. S. Moore, according to survey and plat by H. S. Brockman, Surveyor, dated April 24, 1944, and having the following courses, to-wit:**

BEGINNING at an iron pin on the west side of Morrow Street, corner of Lot No. 6 and running thence N. 66-24 W. 165.5 feet to an iron pin, corner of Lot No. 2; thence S. 15 W. 110 feet to iron pin, new corner of Lot No. 4; thence approximately S. 66-24 E. 153.8 feet to an iron pin on Morrow Street, a new corner; thence N. 16-40 E. 10 feet to iron pin, original corner of Lot No. 5; thence N. 21-41 E. 100 feet to the beginning corner.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of W. Brady Beck dated this date and to be recorded herewith.

DOCUMENTARY STAMP TAX \$00.02

which has the address of **311 Morrow Street** **Greer,**
(Street) (City)
S.C. 29651 (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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