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MORTGAGE

THIS MORTGAGE is made this 10th day of May , 19 77, between the Mortgagor, Richard L. Wade

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUITH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of

--FIVE THOUSAND THREE HUNDRED AND NO/100(\$5,300.00)-Dollars, which indebtedness is
evidenced by Borrower's note dated May 10, 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
May 1, 1984,

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 perfermance 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 and the improvements thereon, situate, lying and being in the State and County aforesaid, Chick Springs Township, in the Brushy Creek Baptist Church community, lying on the southern side of the Lower Brushy Creek Road, being bounded on the north by the said Lower Brushy Creek Road, on the west and southern side by the property of Ronald and Betty Wade Stephens, and others, and on the east by other property of Ross L. Wade, and being a part of the same property conveyed to Ross L. Wade by deed recorded in the R.M.C. Office for Greenville County in Deed Book 227 at page 245, and having the following courses and distances, to-wit:

BEGINNING on a point in the center of the Lower Brushy Creek Road, said point being an extension of the northern line of Ronald and Betty Wade Stephens lot, and runs thence with the said Stephens line S. 64-00 E. 282 feet to a stake or iron pin on the Stephens corner; thence with another line of the Stephens property N. 27-55 E. 9 feet to an old iron pin in an old abandoned road; thence with the said abandoned road S. 82-45 E. 75 feet to an iron pin; thence a new line N. 18-45 W. 207 feet to a nail and cap in the center of the Lower Brushy Creek Road (iron pin back on line at 30 feet); thence with the center of the said road S. 75-00 W. 275 feet to the beginning point, containing 0.75 acre, more or less.

For plat see Plat Book 5-I, page 63, R.M.C. Office for Greenville County.

This being the same property conveyed to mortgagors by deed of Ross L. Wade dated July 29, 1974, and recorded October II, 1974, in Deed Book 1008, page 304. R.M.C. Office for Greenville County.

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which has the address of Brushy Creek Road, Route 4, Greer, (Street) (City)

South Carolina 29651 (herein "Property Address");

(State and Zio 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 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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

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