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Mail to:

Family Federal Savings & Loan Assn.

Drawer L

Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 17th day of August, 1978, between the Mortgagor, Elmer S. Wilson, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

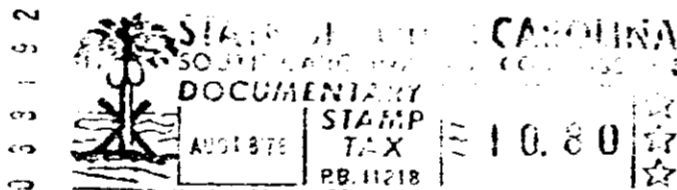
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand and No/100- Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2003.

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 piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, being part of the property shown on plat of property of Cecil W. McClimon and John D. McClimon recorded in Plat Book 3S, Page 3, being the Southern part of the lot labeled John D. McClimon, and having the following metes and bounds:

BEGINNING at a point on the Eastern boundary of the John D. McClimon lot, said point being 110.5 feet from the Northeast corner of said lot, and running thence S 9-50 W 90 feet to the Southeast corner of said lot; thence N 65-14 W 159 feet to an iron pin; thence N 24-50 E 90 feet to a point in the West boundary of said lot; thence a new line to the point of beginning.

DERIVATION: See deed of John D. McClimon dated February 24, 1978.



which has the address of Elcon Drive, Greer, S.C. (Street) (City) (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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