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MORTGAGE

BOOK 1615 PAGE 660

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 4th day of May 1981, between the Mortgagor, Arthur Wilson and Sonya Lee H. Wilson (herein "Borrower"), and Mortgagee, Pickens Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Cedar Rock Street, Pickens, South Carolina, 29671 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Seven Hundred Eighty One and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1981 (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, 1985

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, located near Marietta and being shown and designated as Lots 14 and 15 on plat of C. F. Webb, R. L.S., dated January 23, 1971, and recorded in Plat Book 41, at page 77, in the office of the Clerk of Court for Greenville County, South Carolina. The lots herein conveyed also comprise seventy (70) feet of Lot 6B and all of Lots 7B and 8B as the same are shown by plat of Dalton & Neves, dated May, 1952, and revised by Terry T. Dill in March, 1961, and recorded and filed for record in the office of Register of Mesne Conveyance for Greenville County on January 29, 1971, in Book 907 at page 470. The lots herein conveyed form a unitary tract described by the aforesaid plats as follows: BEGINNING at a point on the East side of fifty (50) foot street at the intersection of two (2) fifty (50) foot streets and running thence along the North line of fifty (50) foot street North 54-20 East 150 feet; thence South 35-40 East 271.5 feet to iron pin; thence along the North line of Lot 9B as shown on the aforesaid plat of Dalton & Neves dated May, 1952, South 54-20 West 175 feet; thence along fifty (50) foot street North 35-40 West 246.5 feet; thence along the curve of intersecting fifty (50) foot streets following a traverse line North 9-20 East 35 feet to an iron pin. The northeast corner of the unitary tract herein conveyed is located on a fifty (50) foot street South 54-20 West 200 feet from the right of way of Ceer Highway. This being the identical property conveyed to Arthur Wilson and Sonya Lee H. Wilson by Max D. Garner and Rebecca D. Garner by deed dated June, 1974.



which has the address of Route 1, Box 212, Marietta, S.C. 29661 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all rights 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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