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GREENVILLE S.C.
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DONN. J. WILSON
R.H.C.

MORTGAGE

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THIS MORTGAGE is made this 19th day of April, 1984, between the Mortgagor, CLEVELAND B. WILSON and MARTHA E. WILSON, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

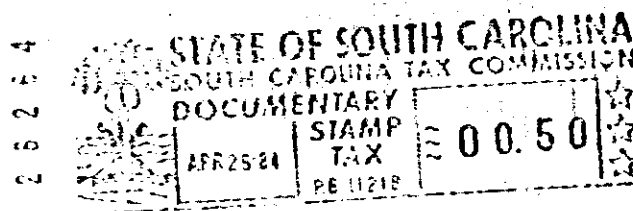
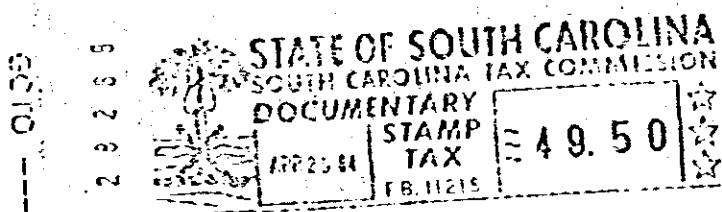
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWENTY-FIVE THOUSAND & NO/100 (\$125,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014.....;

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 of South Carolina, County of Greenville, in the City of Greenville, on the southern side of Riverside Drive, being shown and designated as the northern 270 feet of Lot No. 8 and the eastern 22 feet of Lot No. 7 on a plat of MARSHALL FOREST prepared by Dalton & Neves, dated October, 1982, recorded in the RMC Office for Greenville County, S.C., in Plat Book H at Page 133, and having, according to a more recent plat of the Property of Cleveland B. Wilson and Martha E. Wilson, prepared by Carolina Surveying Co., dated April, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Riverside Drive at the joint front corner of Lots 8 and 9 and running thence with the common line of said lots S. 4-40 E. 270 feet to an iron pin on the northern side of Club Drive; thence with said drive S. 85-20 W. 122 feet to an iron pin; thence in a new line through Lot 7, N. 4-40 W. 270 feet to an iron pin on the southern side of Riverside Drive; thence with the southern side of said drive N. 85-20 E. 122 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of James B. Ely recorded January 29, 1982, in the RMC Office for Greenville County, S.C., in Deed Book 1161 at Page 617.



which has the address of 216 Riverside Drive, Greenville, (City) South Carolina 29605 (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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