

FILED
GREENVILLE, S.C.
OCT 22 4 47 PM '84

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MORTGAGE

THIS MORTGAGE is made this 19th day of October, 1984, between the Mortgagor, JIMMIE TATE AND JONATHAN E. WILFONG, (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").

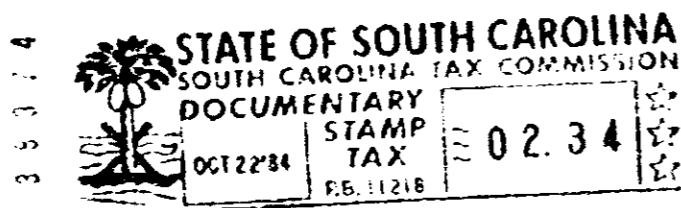
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVEN THOUSAND SEVEN HUNDRED NINE AND 34/100 (\$7709.34) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 31, 1992.....;

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 lot of land situate on the eastern side of Rebecca Avenue (formerly "A" Avenue) in the County of Greenville, State of South Carolina, being shown as Lot #11 on a plat of Nicholtown Heights, dated June 7, 1922, prepared by C.M. Furman, Jr., recorded in Plat Book F at Page 68 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Rebecca Avenue at the joint front corner of Lots 11 and 12 and running thence with Lot 12, N. 89-15 E. 110 feet to an iron pin at the joint rear corner of Lots 28 and 29; thence with Lot 29, N. 0-45 W. 40 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence with Lot 10, S. 89-15 W. 110 feet to an iron pin on Rebecca Avenue; thence with said avenue, S. 0-45 E. 40 feet to the point of beginning.

BEING the same property conveyed to the mortgagors by deed of Ralph E. Cox, Jr., Executor and Trustee of the Estate of Ralph E. Cox, dated October 19, 1984, and recorded in the RMC Office for Greenville County in Deed Book 1284, at Page 627.



which has the address of 217 Rebecca Street, Greenville, South Carolina
(Street) (City)
29607
(State and Zip Code) (herein "Property Address");

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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