

1690 560

COMMERCIAL MORTGAGE

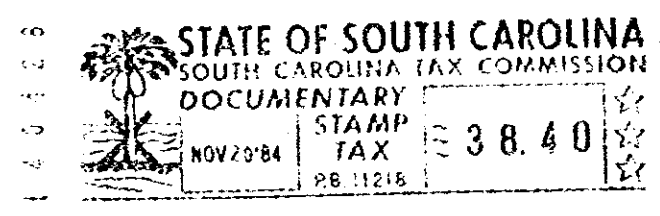
THIS MORTGAGE is made this 20th day of November, 1984, between the Mortgagor, Walter Wilder, Jr., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of (\$128,000.00) One Hundred Twenty-eight Thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note/agreement dated November 20, 1984, (herein "Note"), said principal sum being payable as set forth in said note with interest at the rate set forth therein, with the balance of the indebtedness, if not sooner paid, due and payable on November 20, 1994, subject to future advances or renewals.

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 lot of land located in the State of South Carolina, County of Greenville, situate, lying and being on the Northeastern side of Batesville Road and being shown and designated as 1.007 acres on plat of property of "X"-Ray of Greenville, by James R. Freeland, dated April 22, 1981, and recorded in RMC office for Greenville County, in Plat Book 8R, at page 22, having according to said plat and a more recent survey of property of "Walter Wilder, Jr., Sunbelt Park, Lot 1," by James R. Freeland and Associates, dated October 26, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Batesville Road: at the intersection of Batesville Road and Sunbelt Court and running thence along Batesville Road N. 48-21 W. 185.00 feet to an iron pin at joint corners of lots 1 and 9; running thence along the joint line of lots 1 and 9 N. 41-39 E. 210.33 ft. to an iron pin on the Northwestern side of Sunbelt Court; running thence with Sunbelt Court S. 41-39 W. 185.33 feet to an iron pin at intersection of Sunbelt Court and Batesville Road; thence S. 86-39 W. 35.36 feet to an iron pin on Northeastern side of Batesville Road to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed dated July 16, 1981, and recorded in Deed Book 1152 at Page 396 on July 27, 1981, in the RMC office for Greenville County, South Carolina .



which has the address of P. O. Box 1082
Route 10, 203 Batesville Road, Greer, South Carolina 29651
(Street) (City)
South Carolina 29651 (herein "Property Address");
(State and Zip Code)

CHECK IF APPLICABLE: This is a second mortgage and is subject to the lien of a first mortgage executed by _____ to _____ of record in Mortgage Book _____ Page _____, in the Register's Office for _____ County, South Carolina.

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, including furniture, furnishings and equipment 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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