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FILED
GREENVILLE CO. S. C.

R#9500
BOOK 1421 PAGE 510

MORTGAGE

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THIS MORTGAGE is made this 13th day of January 1978, between the Mortgagor Elmer S. Wilson (herein "Borrower"), and the Mortgagee, **WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand Six Hundred and no/100 (\$34,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 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 January 1, 2008

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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 lying, being and situate in the City of Greer, Chick Springs Township, County and State aforesaid, on the south side of Belton Street and being shown as Lot No. Two (2) on plat of the Property of Carrie B. Myers made by H. S. Brockman, Surveyor, dated March 29, 1957 and recorded in the R. M. C. Office for Greenville County in Plat Book 00, page 293, and having the following metes and bounds, to-wit: Beginning at an iron pin on the front corner of lots nos. 1 and 2 and running thence N.67-10 W. 90 feet to the front corner of lots nos. 2 and 3, thence running S.16-24 W., 160.6 feet to the joint rear corner of lots nos. 2 and 3; thence running S.78-48 E. 75 feet to the joint rear corner of lots nos. 1 and 2; thence running N. 22-16 E.144.6 feet to the beginning corner. This being the same property which was conveyed to mortgagor herein by W. Donald Owens and Robert F. Williams by deed recorded on July 11, 1977 in said office in Deed Book 1060, page 240.

STAMP
JAN 13 1978
RECORDS

which has the address of Belton Street Greer
[Street] [City]
S. C. 29651 (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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