

UPPER MERIDIAN (214 245)
E. CO. S. C.
JUN 14 AM '79
DONNA TANKERSLEY
R.H.C.

VOL 141 PAGE 131
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

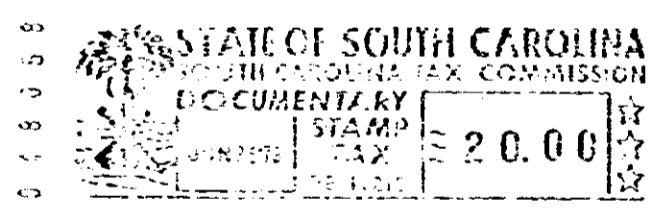
THIS MORTGAGE is made this 22 day of June, 1979, between the Mortgagor, Elmer S. Wilson, Inc. (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2004.

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: located in the City of Greer at the Northwest intersection of North Main St., and Bearden St., and being shown on plat of property made for Elmer S. Wilson by Jones Engineering Service, dated June 15, 1979, to be recorded herewith and having the following metes and bounds, to wit:

Beginning at the northwest intersection of North Main St., and Bearden Street and running thence with North Main St., N. 2-22 W., 105 feet to old pin; thence N. 80-29 W., 189 feet to old pin; thence N. 1-08 W., 115.2 feet to old pin on line of school property; thence with school property N. 75-49 W., 104.2 feet to pin by large water oak; thence S. 1-04 E., 237.4 feet to the north side of Bearden St.; thence with the north side of Bearden Street, S. 82-14 E., 292.3 feet to the beginning corner and being shown as lot numbers 1 and 2 on said plat.

This is the same conveyed to the within mortgagor by Curtis C. Hipp, deed to be recorded herewith.



6010
5750
445

which has the address of N. Main St., at Bearden St. 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 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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