

FILED
S. C.
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WILKINSVILLE
WILKINSLEY

Loan #10021

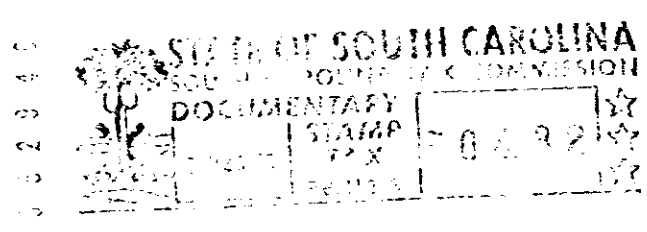
BOOK 1481 PAGE 480

MORTGAGE

THIS MORTGAGE is made this 14th day of September 19. 79., between the Mortgagor Giles B. Runion and Barbara M. Runion (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 Ten Thousand Eight Hundred and no/100 (\$10,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 September 1, 1997

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 lying, being and situate in the Greer Mill Village, in or near the City of Greer, Greenville County, South Carolina, and being more particularly described as Lot No. Fourteen (14) as shown on a plat entitled "Sub-division of Greer Mill Village, Greer, S. C." made by Dalton & Neves, dated January, 1951, and recorded in the R. M. C. Office for said County in Plat Book Y, pages 138 and 139. According to said plat, the within described lot is also known as No. 28 Hollis Street and fronts thereon 88 feet. This is the same property conveyed to Viola B. Teasley, as Trustee by J. P. Stevens & Co., Inc. by deed recorded in said Office on October 29, 1951, in Deed Book 444, page 502. And this being the same property conveyed to Jo Ann Adams (formerly Jo Ann Burgess), Susan Gail Hodges (formerly Susan Gail Burgess), and Jerri Ann Adams (formerly Jerri Ann Burgess) by Viola B. Teasley, as Trustee under that certain Trust Agreement recorded in the R. M. C. Office for Greenville County in Deed Book 444, page 502 by deed dated August 15, 1979, which deed will be recorded forthwith in the said Office. And this being the same property which was conveyed to mortgagors herein by Jo Ann Adams (formerly Jo Ann Burgess) et al by deed which will be recorded forthwith in the said Office. For a more particular description see the aforesaid plat.



which has the address of _____ (Street) _____ (City) S. C. _____ (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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