

First Federal Savings &
Loan Association
P. O. Drawer 408
Greenville, S. C. 29602

RECORDED
MAR 20 11 PM '80
R.M.C. GREENVILLE
MORTGAGE

MAIL TO
GADDY & DAVENPORT
Attorneys at Law
P.O. Box 10127
Greenville, S.C. 29603

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THIS MORTGAGE is made this 21st day of March,
1980, between the Mortgagor, Walter Wilder, Jr. and Ocie M. Wilder
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 Sixty Thousand and
no/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated March 21, 1980 (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November
1, 2010.....;

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 in the State of South
Carolina, County of Greenville, lying on the southern side of Bateswood
Drive, and fronting thereon 200 feet and being shown and designated as
Lot No. 15 on the plat of the property of Bateswood Subdivision dated
May 22, 1978, prepared by Carolina Surveying Company, recorded in the
R.M.C. Office for Greenville County in Plat Book 6-H, Page 69, and having
such metes and bounds as are shown on said plat.

This is the identical property conveyed to the mortgagors herein by deed
from Alvin E. Smith, Trustee dated August 22, 1979, and recorded in the
R.M.C. Office for Greenville County on August 23, 1979 in Deed Book 1109,
Page 982.

which has the address of 15 Bateswood Drive Greenville,
(Street) (City)
South Carolina, (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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