

FILED
GREENVILLE CO. S. C.
MAR 5 1 05 PM '81
DONALD S. ANKERSLEY
R.M.C.

Loan # 10353

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MORTGAGE

THIS MORTGAGE is made this 27th day of February 1981, between the Mortgagor Harry Lee Foreman and Dolores E. Foreman (also known as Delores E. Foreman) (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 and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1986

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 County and State aforesaid, on the North side of Woodland Drive, in Chick Springs Township, and being known and designated as Lot No. Three (3) of the E. G. Ballenger property as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated Dec. 28, 1954, and which plat has been recorded in the R. M. C. Office for said County in Plat Book FF, page 453, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the North side of Woodland Drive at the joint front corner of Lots Nos. 3 and 6 as shown on said plat, and running thence with the North side of said Drive N.73-02 E. 100 feet to an Iron Pin at the joint front corner of Lots Nos. 2A and 3 as shown on said plat; thence with the joint property line of said last two mentioned lots N.12-40 W.167 feet to an Iron Pin at the joint rear corner of Lots Nos. 2A, 2B, 4 and 3 as shown on said plat; thence with the joint property line of said Lots Nos. 3 and 4 N.71-10 W.126.2 feet to an Iron Pin at the joint rear corner of Lots Nos. 3, 4, 5 and 6 as shown on said plat; thence with the joint property line of said Lots Nos. 3 and 6 S.14-17 E.241.8 feet to the beginning point. This being the same property which was conveyed to mortgagors herein by E. Guy Ballenger by deed recorded in said office on June 11, 1955 in Deed Book 527, page 261. For a more particular description see the aforesaid plat.

which has the address of 115 Woodland Drive Greer S. C. 29651 (herein "Property Address");
(Street) (City) (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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