

## MORTGAGE

THIS MORTGAGE is made this 7th day of between the Mortgagor, Thomas S. Wooten and Judy P. Wooten

, 19<sup>78</sup> .

herein "B-rrower", and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street. Greer. South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of - - FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00) - - - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated April 7, 1978 (herein "Note"), providing for monthly install ments of principal and interest, with the balance of the indebtedness, if not somer paid, due and payable on October 1, 2007

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 situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, on the south side of Barnett Road near its intersection with Babb Road being shown as containing 5.9 acres on a plat of property prepared for Thomas S. Wooten recorded in Plat Book 6-1, page 100 and according to said plat having the same metes and bounds:

Beginning at point in center of Barnett Road and running thence S. 37-15 E. 25.9 feet to an iron pin on south side of Barnett Road; thence continuing with the same course for a total distance of 264 feet to an iron pin on line of Young; thence with the line of Young S. 34-45 W. 665.3 feet to an iron pin; thence N. 24-30 W. 675.4 feet to a point in center of Barnett Road, an iron pin back on line 20.6 feet; thence with the center of Barnett Road N. 74-07 B. 519.3 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Elliott T. Wooten and Jimmy W. Wooten dated Mench 23 1978, 1978 to be recorded herewith. Yeli076-192

which has the address of Route #2, Barnett Road,

Greer, (City)

^⊃17 South Carolina 29651

AT1779

(herein "Property Address");

(State and Zip Code)

**7**9 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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT

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