Loan #9840

BOOK 1453 PAGE 654

MORTGAGE

THIS MORTGAGE is made this .....19th.....day of ..December..... 19..78, between the Mortgagor.....Bobby.R...Young.and.Janice.H...Young..... .....(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...Twenty-Five.Thousand.and.. .no/100.($25,000.00).---.....Dollars, which indebtedness is evidenced by Borrower's note dated....December.19,.1978....(herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on.....December.1,.2008.... .....;

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 piece, parcel or lot of land lying, being and situate on the Southwest side of S. C. Highway no. 101, in O'Neal Township, Greenville County, South Carolina, containing one and 06/100 (1.06) acres, more or less, and being known and designated as Lot No. Two (2) as shown on plat prepared for Eugene Anders by Wolfe & Huskey, Inc., Engineering and Surveying, dated May 19, 1977, which plat has been recorded in the RMC office in Plat Book 6 D, page 93, and having the following courses and distances, to-wit: Beginning at a Nail & Cap in said highway and running thence S.64-50 W.341.8 feet to an Iron Pin, thence N.24-38 W.135.3 feet to an Iron Pin, thence N.59-18 E.274.8 feet to a Nail & Cap in said highway (Iron Pin back on line at 25 feet), thence with said highway S.47-38 E.175 feet to the beginning point. This being the same property which was conveyed to Eugene F. Anders and Deborah P. Anders by Oliver C. Strange and Frances B. Strange by deed recorded in said office on June 3, 1977 in Deed Book 1057, page 968. And this being the same property which was conveyed to mortgagors herein by Eugene F. Anders (also known as Eugene F. Anders, Jr.) and Deborah P. Anders 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.....Highway.101....., ...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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