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GREENVILLE CO. S. C.
JUL 3 2 40 PM '79

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GREENVILLE CO. S. C.
JUL 3 3 15 PM '79
MORTGAGE
W. M. TAPP

PLEASE MAIL

Vol 1472 No 318
Vol 1410 No 830

THIS MORTGAGE is made this 20th day of June 1979 between the Mortgagor William R. Staggs

(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 Thirty Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 June 1, 2004

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: in Oneal Township, containing 6.29 acres, more or less and being designated as Lot Number 18, Block 1 on Sheet 618.1 of the Greenville County Tax Maps and having the following metes and bounds to-wit:

BEGINNING at an iron pin in an old road on Leather Ponders line and running thence N. 76 3/4 W. 462 feet to an iron pin in road leading to Bruces Store; thence N. 19 5/8 E. 821 feet to an iron pin in bottom of ditch; thence S. 57 1/2 E. 264 feet to stone 3x thence S. 3 3/4 W. 739.8 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagor by deed of W. M. Tapp, recorded on May 14, 1974 in Deed Book 999 at page 3 in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX \$12.00

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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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