

FILED
GREENVILLE CO. S. C.

VOL 1473 PAGE 802

MORTGAGE

JUL 17 1 49 PM '79

DONALD S. TANKERSLEY

THIS MORTGAGE is made this 16th day of July 19. 79., between the Mortgagor Alger L. Cannon (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 Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 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 July 1, 2009

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 those pieces, parcels or lots of land situate, lying and being in the State and County aforesaid, in Chick Springs Township, on the West side of Tumbleweed Terrace, being known and designated as Lots Nos. Seventy-eight (78) and Seventy-nine (79) of Groveland Dell Subdivision, Section 3 as shown on plat recorded in the R. M. C. Office for said County in Plat Book 4-R, page 2. This is a portion of the property conveyed to O. H. Ogle Builders, Inc. (later O. H. Ogle Real Estate, Inc.) by T. Walter Brashier by deed recorded in said office on March 19, 1973 in Deed Book 970, page 297. And this being the same property which was conveyed to O. H. Ogle by O. H. Ogle Real Estate, Inc. (formerly O. H. Ogle Builders, Inc.) by O. H. Ogle and Anne T. Ogle, Liquidating Trustees by deed dated July 11, 1979 and which deed will be recorded forthwith in the said R. M. C. Office. This being the same property which was conveyed to mortgagor herein by O. H. Ogle by deed dated July 11, 1979, which deed will be recorded forthwith in the said office. For a more particular description see the aforesaid plat.

STATE OF SOUTH CAROLINA
RECORDING TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 16.00

GCTO --- 1011779 064
GCTO --- 1011779 065

which has the address of Tumbleweed Terrace Taylors S. C. 29687 (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 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.

2.50 CT
1.15 CT

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