

V GREENVILLE CO. S. C.
OCT 30 11 01 AM '79
DONNIE S. TANNERSLEY
R.M.C.

1486 284

MORTGAGE

THIS MORTGAGE is made this 29th day of October,
1979, between the Mortgagor, James Mikel Wimbrow and Dawne H. Wimbrow

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Eight Hundred Seventy-Nine and 32/100 (\$38,873.28) Dollars, which indebtedness is evidenced by Borrower's note dated 29 October 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 1 November 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 certain piece, parcel, or lot of land, with improvements thereon situate, lying, and being in the State of South Carolina, County of Greenville, on the north-eastern corner of the intersection of Crowdale Drive and Gray Fox Square, and being known and designated as Lot No. 103 of a subdivision known as Gray Fox Run, according to a plat prepared by C. O. Riddle, RLS, dated November 10, 1975, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 P", at Page 9, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the eastern side of Gray Fox Square and running thence with the joint line of Lots Nos. 103 and 131, S. 87-24 E. 110 feet to a point; thence S. 2-36 W. 130 feet to a point on the northern side of Crowdale Drive; running thence N. 87-24 W. 85 feet to a point; thence N. 42-24 W. 35.4 feet to a point on the eastern side of Gray Fox Square; thence N. 2-36 E. 105 feet to the point and place of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Timothy P. Sullivan and Norma W. Sullivan, dated 29 October 1979, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT
GREENVILLE COUNTY, SOUTH CAROLINA
OCT 30 1979

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which has the address of 101 Crowdale Drive, Taylors, South Carolina 29687
(herein "Property Address");

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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