

12 38 PM '80

MORTGAGE

THIS MORTGAGE is made this 6th day of February, 1980, between the Mortgagor, Kenneth L. Wolfe and Frances S. Wolfe (herein "Borrower"), 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 --Fifteen Thousand and 00/100--- Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1980;

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: on the south side of Roscoe Drive, about one mile southward from the City of Greer, Chick Springs Township, and being all of LOT NO. FOUR (4) of BROOKHAVEN, property of the Dobson Estate, according to survey and plat by H. S. Brockman, R. S., dated December 12, 1957, amended Sept. 1, 1959, and recorded in Plat Book "RR" at page 41, RMC Office for Greenville County, reference to said plat hereby pleaded, and having, according to said plat, the following courses and distances, to-wit:

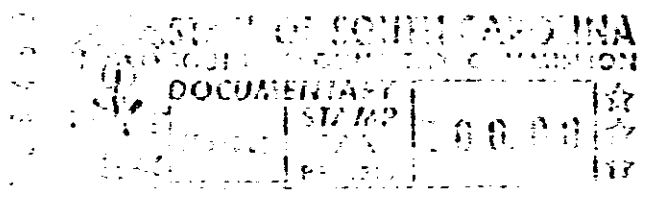
BEGINNING on an iron pin on the south side of Roscoe Drive, joint front corner of Lots 4 and 5 and runs thence S. 10-55 W. 170 feet to an iron pin; thence N. 79-25 W. 100 feet to an iron pin; thence N. 10-55 E. 170 feet to an iron pin; thence S. 79-25 E. 100 feet to the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of McElrath & Tucker, Inc., recorded in RMC Office for Greenville County on August 16, 1971, in Deed Book 923 at page .

AND ALSO, all that lot and parcel of land, on the south side of Roscoe Drive, about one mile southward from the City of Greer, and being all of Lot No. 5 of Brookhaven property of the Dobson Estate, according to survey and Plat By H. S. Brockman, R. S. dated December 12, 1957, amended Sept. 1, 1959, and Recorded in Plat Book "RR" at page 41, RMC Office for Greenville County, reference To Said Plat hereby pleaded for a more complete description.

This is that same property conveyed to Mortgagors by deed of McELRATH & TUCKER, INC recorded in RMC Office on 6-22-73 in Deed Book 977, Page 432.



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which has the address of 306 Roscoe Drive Greer, (City)
(Street)
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.

