

FILED  
GREENVILLE CO. S. C.  
AUG 29 8 51 AM '80  
DONNIE S. TANKERSLEY  
R.M.C.

Loan #10230

PLEASE MAIL  
1315 REC 332

MORTGAGE

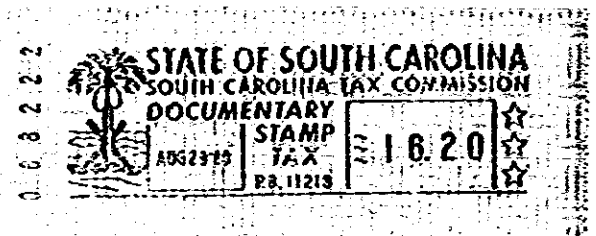
THIS MORTGAGE is made this 21st day of August 19. 80., between the Mortgagor Elmer S. Wilson, Inc. (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand, Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 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 August 1, 2010;

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 the City of Greer, being known as Lot No. 5 on a plat entitled "Wilson Acres" prepared by Jones Engineering Service dated July 25, 1980 and recorded in the R.M.C. Office for Greenville County in Plat Book 7-X at page 23. Said lot fronts on the westerly side of Tryon Street a distance of 125 feet.

This is a portion of the property conveyed to the Mortgagor by deed of Edward C. Bailey recorded on July 3, 1980 in Deed Book 1128 at Page 649 .



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which has the address of Lot 5, Tryon Street, Greer, S. C. 29651 (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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