

FILED
GREENVILLE CO. S. C.

SEP 30 12 21 PM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

W. 1012 W. 100?

THIS MORTGAGE is made this 30th day of September 1980 between the Mortgagor A. Gerald Stroud (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").

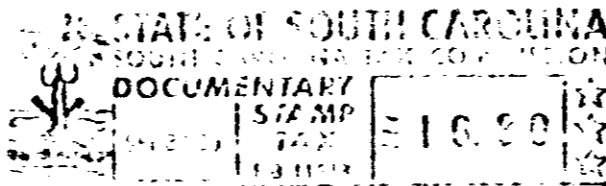
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand Dollars and no/100 --- (\$42,000.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 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:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western corner of the intersection of Wolseley Road with Del Norte Lane, in Greenville County, South Carolina, being shown and designated as Lot No. 194 on a plat of Del Norte Estates, Section II, made by Piedmont Engineers and Architects, dated May 22, 1971, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-N at pages 12 and 13, and according to said plat having the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeastern side of Wolseley Road, and runnign thence with line of Lot 195, N 46-30 W. 130 feet to an iron pin; thence with line of Lot 193, N 43-30 E 96.8 feet to an iron pin on Del Norte Lane; thence with said lane, S 57-44 E 47.8 feet and S 49-37 E 58.1 feet to an iron pin at intersection of Del Norte Lane and Wolseley Road; thence wit the said intersection, the chord of which is S 3 03 E 34.4 feet to an iron pin on said Road; Thence with Wolseley Road, S 43-30 W 85.6 feet to the beginning.

THIS is the same property conveyed to the mortgagor herein by deed of Jacques W. and Carol Ann LeGette dated September 30, 1980 and recorded simultaneously herewith.



which has the address of 301 Del Norte Lane Greenville (City) S. C. 29615 (State and Zip Code) (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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