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GREENVILLE CO. S. C. MORTGAGE

BOOK 1531 PAGE 544

MAR 9 2 30 PM '81

THIS MORTGAGE was made this 5th day of March 1981, between the Mortgagee, ONIE C. MANKERSLEY, R.M.C. and the Mortgagor, Thomas Haynes Morrow (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-Five Thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2011.

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 lying, being and situate at the West intersection of S. C. Highway no. 880 and a County Road, about two miles South of Gowensville, in Greenville County, South Carolina, and being known and designated as Lot No. One (1) as shown on plat prepared for T. Haynes Morrow by Neil R. Phillips, Surveyor, dated Dec. 6, 1976 and which plat was recorded in the R. M. C. Office for said County on Dec. 31, 1980 in Plat Book 8 I, page 31, and having the following courses and distances, to-wit: Beginning at a Nail & Cap in S. C. Highway No. 880 at the joint corner of lots nos. 1 and 2 as shown on said plat, and running thence with said S. C. Highway no. 880 S.47-09 E.300.1 feet to a Nail & Cap at the intersection of said state highway and said county road, thence with said county road N.88-38 W.229.3 feet to a Nail & Cap in said county road, thence with said county road S.89-47 W.238.1 feet to a Nail & Cap in said county road and which Nail & Cap is at a joint corner of said two lots, thence with the joint property line of said two lots N.45-41 E.314.9 feet to the beginning point (Iron Pin back on line at 33 feet). This being a part of the property which was conveyed to Nan Morrow Reese, Oma C. Morrow, Jr. and Thomas Haynes Morrow by Onie C. Morrow by deed recorded in said office on Nov. 22, 1974 in Deed Book 1010, page 728. Nan Morrow Reese and Oma C. Morrow, Jr. conveyed their right, title and interest (same being a two-thirds undivided interest) in and to the above described property to mortgagor herein by deed which will be recorded forthwith in the said R. M. C. Office. For a more particular description see the aforesaid plat.

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which has the address of Route 2 Landrum, S. C. 29356 (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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