

FILED
GREENVILLE CO. S.C.

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Aug 23 1 00 PM '78
MORTGAGE

DENNIS S. TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 21st day of August, 1978, between the Mortgagor, James R. Wilson and Esther Wilson

(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 - - - - - FORTY THOUSAND AND NO/100 (\$40,000.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1978 (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, 2008;

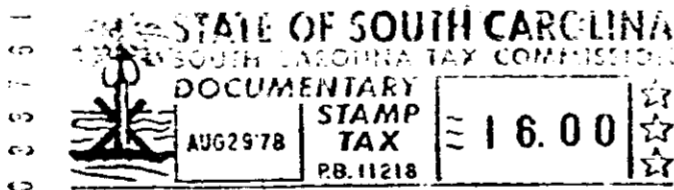
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being on the southwestern side of Hickory Drive in the County of Greenville, State of South Carolina and known and designated as Lot No. 21 according to plat of property of Rockwood Enterprises, Inc. dated September, 1958 filed for record in the R.M.C. Office for Greenville County in Plat Book MM at Page 45 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Hickory Drive at the joint front corner of Lots Nos. 20 and 21 and running thence with the joint line of said lots S. 34-07 W., 250 feet to an iron pin; thence N. 55-53 W., 200 feet to an iron pin at the joint rear corner of Lots 21 and 22; running thence with the joint line of said lots N. 34-07 E., 250 feet to an iron pin on the southwestern side of Hickory Drive; running thence along the southwestern side of said drive S. 55-53 E., 200 feet to an iron pin, point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

This is the same property conveyed to mortgagors by deed of Jimmy O. Bayne dated September 29, 1976 and recorded October 12, 1976 in Vol. 1044 at page 195, R.M.C. Office for Greenville County.



which has the address of Lot #21, Hickory Drive Simpsonville
(Street) (City)
South Carolina (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 seized 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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