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2005 OCT 22 2 05 PM '80
SOUTH CAROLINA
HAMERSLEY

BOOK 1521 PAGE 584

MORTGAGE

THIS MORTGAGE is made this 15th day of October, 1980, between the Mortgagor, Douglas M. Wilson, David D. Douglas, H. Brent Lovern and The Douglas Wilson Company (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen thousand and No/100ths (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 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 November 1st, 2005.

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, with all improvements thereon or hereafter to be constructed, situate, lying and being on the southwest side of Mauldin Street, near the City of Greenville, in Greenville County, State of South Carolina, shown as Lot 9 of Block "G", on plat of Furman Investment Co., made by C. M. Furman, Jr., Engineer, July 1923, recorded in the RMC Office for Greenville County, S. C. in Plat Book "F" at Pages 159 and 160, being described by said plat and a more recent plat for Douglas M. Wilson et al, by Carolina Surveying Company, dated October 14, 1980, more particularly, to-wit:

BEGINNING at an iron pin on the southwest side of Mauldin Street at the joint front corner of Lots 8 and 9, of Block "G", and running thence along the line of Lot 8, S. 52-20 W. 153.23 feet to an iron pin; thence S. 41-00 E. 52.06 feet to an iron pin; thence with the line of Lot 10 N. 52-20 E. 150.8 feet to an iron pin on the southwest side of Mauldin Street; thence along the southwest side of Mauldin Street N. 37-40 W. 52.0 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by deed of Florence M. Gardner, dated August 8, 1980 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1130 at Page 767 on August 8, 1980.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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which has the address of #14 Mauldin Street, Lot No. 9, Block "G", Greenville, S. C.
[Street] [City]
..... (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.

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