

MAR 23 12 17 PM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1536 PAGE 33

(#KS&J3761)

THIS MORTGAGE is made this 25th day of March, 1981, between the
Mortgagor, DONALD E. WIGGINS and CAROLYN L. WIGGINS
..... (herein "Borrower"),
and the Mortgagee, THE FARMERS AND MERCHANTS BANK OF AIKEN, S. C., a corporation organized and existing under
the laws of South Carolina, whose address is South Aiken Office, Aiken, S. C. 29801 (herein "Lender").

Whereas, Borrower is indebted to Lender for the sum of (\$ 12,000.00)
Twelve Thousand and No/100 Dollars,
which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), as follows:

payable as set in said Note which Note by reference is incorporated herein

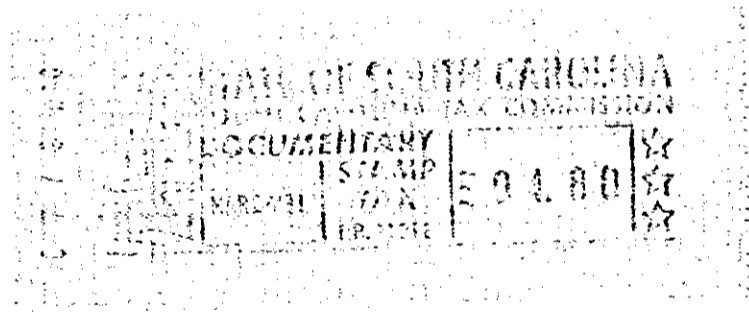
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To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the pay-
ment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and
the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future
advances and/or existing indebtedness; 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:

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All that certain piece, parcel or lot of land, lying and being at the south-
easterly intersection of Bluffside Drive and Notchwood Drive, being shown as
Lot No. 10 on plat entitled "Section II, Parkdale", recorded in the RMC
Office for Greenville County, South Carolina, in Plat Book BBB, at page 121,
and being the same property conveyed to the Mortgagors herein by Potere, Inc.
deed recorded February 2, 1972, in Deed Book 935, at page 313.

This mortgage is junior and subordinate to that certain mortgage given by
Albert L. Sellars to First Federal Savings and Loan Association in the original
amount of \$17,500.00 December 2, 1969, and recorded December 3, 1969, in the
RMC Office for Greenville County, South Carolina, in Mortgage Book 1143, at
page 367.



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 in the event 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 easements and 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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