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DEC 25 PM '82  
DONNA B. WILKINS  
R.M.C.

BOOK 1590 PAGE 532

# MORTGAGE

THIS MORTGAGE is made this 28th day of December, 1982, between the Mortgagor, Mildred H. Wynn, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated 12-28-82, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 1, 1984.....;

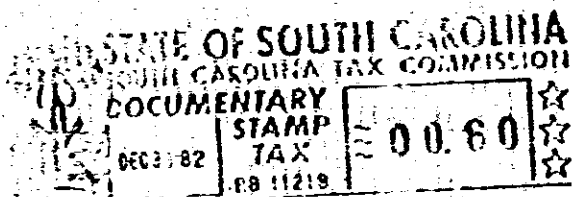
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land in Greenville County, State of South Carolina, being shown on plat of Property of Alvin Hudson estate prepared by C. O. Riddle dated August, 1973 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of Boiling Springs Road and running thence with line of property of San Tar Developers, Inc. N. 59-13 W. 149.5 feet to an old iron pin thence with line of property of Paul F. Haigler N 14-58 W. 500 feet to an iron pin; thence S. 74-50 E. 455 feet to a nail and cap in center of Boiling Springs Road; thence with the center line of Boiling Springs Road S. 24-17 W. 377.5 feet to a nail and cap; thence continuing with the center of said road S. 15-17 W. 100 feet to the beginning corner, containing 3 acres, more or less.

Alvin Leroy Hudson, Sr. died intestate September 24, 1971 and according to the record of his estate filed in Apartment 1203, File 23 in the Probate Court for Greenville County the grantors and grantee herein are his only heirs at law and distributees. This deed is to partition the estate of Alvin Leroy Hudson, Sr.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-ways and easements which may affect the above described property.



which has the address of 1010 Boiling Springs Rd. (City), Greer, S.C. 29651 (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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