



44603

BOOK 1542 PAGE 861

MORTGAGE

BOOK 85 PAGE 1898

THIS MORTGAGE is made this 12th day of May 1981, between the Mortgagor, Billy Joe Wilson and Ella W. Wilson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Six Hundred Seventy One Dollars & Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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 May 1, 1986.

fect to an iron pin on the Northern side of an access road for S. C. Highway 291; thence with the Northern side of said road N. 81-53 E. 80 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Otis Davis, dated October 4, 1963, and recorded in the R.M. C. Office for Greenville County, South Carolina, in Deed Book 734 at page 352.

The grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Otis Davis to Carolina Federal Savings and Loan Association of Greenville, Dated June 3, 1963, in the original amount of \$3,500.00, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 926 at page 404; the principal balance due on this mortgage being \$ 3,350.24.

Derivation Clause: This is the same property conveyed by Tena Garrett Davis by deed dated 9-28-64 recorded 10-30-64 in volume no. 760 at page no. 542 AND SATISFIED IN FULL THIS 14th DAY OF May 19 84 AMERICAN FEDERAL SAVINGS & LOAN ASSOCIATION BY [Signature] VICE-PRESIDENT WITNESS: [Signature] Greenville

which has the address of 204 Frontage Road (Street) South Carolina 29605 (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.

SOUTH CAROLINA - 1 to 4 Family - 6/75 - FNMA/FHLMC UNIFORM INSTRUMENT

FILED JUN 3 1981 GREENVILLE DONNIE S. TANKERSLEY

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