



Clemson Branch

# MORTGAGE

THIS MORTGAGE is made this 11th day of October, 19 77, between the Mortgagor, W. M. Golden

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand and No/100ths (\$4,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on five (5) years from date.

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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 tract or parcel of land in Grove Township, State of South Carolina, County of Greenville, containing four and one-half (4½) acres, more or less, and adjoining lands of W. V. Daves, R. A. Traynum, and others, and being on the East side of Highway No. 29 (now S. C. Highway No. 20), and having the following courses and distances, to-wit:

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BEGINNING at iron pin at the corner of Mrs. Sophie Daves; thence along her line southerly to an iron pin at the corner of R. A. Traynum; thence with his line westerly to an iron pin at Highway No. 29 (now S. C. Highway No. 20); thence along said Highway northerly to iron pin (new corner); thence along the Daves line easterly to the point of BEGINNING; and being the same property conveyed to L. M. Golden (now deceased) by deed of R. V. Daves dated May 4, 1948, and recorded in Vol. 345, Page 343.

LESS, HOWEVER: One-third (1/3) acre, more or less, conveyed to Marion and Dorothy G. Davis by deed dated February 2, 1954, recorded in the RMC Office for Greenville County in Deed Book 493, Page 475.

This is a portion of the property conveyed to W. M. Golden by deed of Lola Belle Golden, widow; and J. R. Golden and Dorothy Golden Davis, adult children of L. M. Golden, said deed being dated June 12, 1951, and recorded in Deed Book 438, Page 295, RMC Office for Greenville County, South Carolina, and by deed of E. Inman, Master, to W. M. Golden dated July 5, 1951, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 437, Page 503.



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which has the address of 4½ acres, Piedmont Highway, Piedmont, South Carolina (herein "Property Address");  
[State and Zip Code] [Street] [City]

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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