

FILED  
GREENVILLE CO. S. C.  
FEB 25 9 45/177  
DONALD S. TAYLOR  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 25th day of February, 1976, between the Mortgagor, Thomas L. Wade and Judy H. Wade (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---TWENTY-NINE THOUSAND SEVEN HUNDRED AND NO/100 (\$29,700.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001

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: being known and designated as Lots Nos. 37 and 38, of Holliday Hill S/D and according to the plat prepared by John A. Simmons, R.L.S., on August 5, 1961, being duly recorded in Plat Book RR at page 91 in the R.M.C. Office for Greenville County, as having the following metes and bounds, to-wit:

BEGINNING at the intersection of the boundary of Holliday Road and Motherwell Drive, and running thence N. 4-00 E. 204.8 feet; thence S. 86-00 E. 200 feet; thence S. 4-00 W. 186.5 feet; thence along the boundary of Holliday Road S. 87-52 W. 100.5 feet; thence continuing along Holliday Road S. 89-52 W. 100 feet to the point of beginning.

This conveyance is subject to the building line as shown on said plat, and restrictions and protective covenants recorded in Deed Book 673 at page 163, R.M.C. Office for Greenville County.

This being the same property conveyed to mortgagors by deed of Charles F. Zilz and Gloria A. Zilz to be recorded herewith.

5.11.88



which has the address of Holliday Road, Route 7, Box 106 Greer,  
(Street) (City)  
South Carolina 29651 (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.

80  
96  
0-

4328 RV-2