

FILED  
GREENVILLE CO. S. C.

1383 PAGE 589

MAR 30 9 50 AM '76

# MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 29th day of March, 1976, between the Mortgagor, Frank C. Childress and Catherine M. Childress (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C., 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 Thirty Five Thousand, One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 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 April 1, 2006.

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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, City of Greenville, being known and designated as Lot No. 43 as shown on a plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 7, 1958 and recorded in the RMC Office in Plat Book "MM" at Page 55, and having, according to said plat the following description, to-wit:

BEGINNING at the northeast corner of Lot 43 on the south side of Wood Road, and running thence S. 47-39 E. 207.9 feet to an iron pin; running thence S. 73-25 W. 167.9 feet to an iron pin; thence N. 16-35 W. 175.9 feet to an iron pin; thence along Wood Road, N. 71-32 E. 60.9 feet to an iron pin at the point of BEGINNING.



which has the address of Lot 43 Wood Road Greenville South Carolina (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.

0 5 6 8

4328 RW-2