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DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

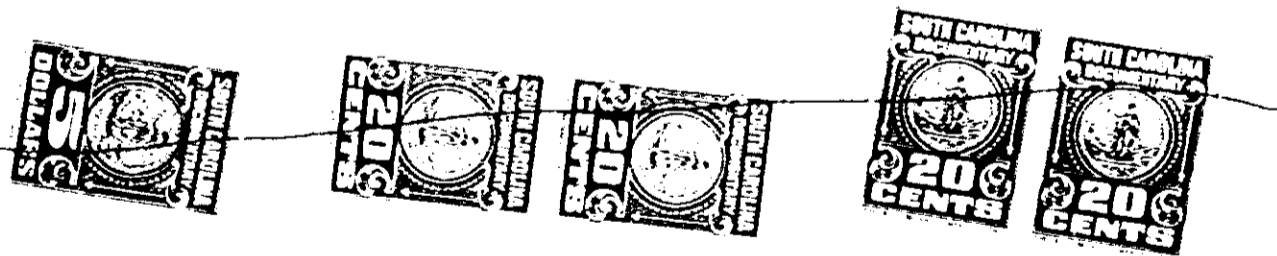
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THIS MORTGAGE is made this 30th day of November 19 76, between the Mortgagor James P. Mulligan and Louise Mulligan (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Five Hundred and no/100 (\$14,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30th 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 December 1st 1991

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 lying, being and situate in Chick Springs Township, County and State aforesaid, about two miles South of Taylors, and being known and designated as Lot No. One (1) of the James P. and Louise Mulligan property as shown on plat prepared by H. S. Brockman, Reg. Surveyor, dated Feb. 15, 1968 and which plat has been recorded in the R. M. C. Office for said County in Plat Book SSS, page 112, and having the following courses and distances, to-wit: Beginning at an old Iron Pin and which Iron Pin is at a corner of the John Stevenson and Leo Johnson property and running thence N.19-47 W.231.6 feet to an old Iron Pin, thence S.70-05 W.188 feet to an Iron Pin, thence S.19-47 E.231.6 feet to a Stake, thence S.70-05 E.188 feet to the beginning point. Bounded on the North by lands now or formerly owned by Mrs. W. M. Hale, on East by lands now or formerly owned by Leo Johnson, on South by lands now or formerly owned by John Stevenson, and on West by lot of mortgagors herein which was conveyed to them by J. S. Jones by deed recorded in said office in Deed Book 839, page 133. This being the same property which was conveyed to mortgagors herein by J. S. Jones by deed recorded in said office in Deed Book 859, page 319. See deed of J. S. Jones and mortgagors herein to Greenville County which has been recorded in said office in Deed Book 893, page 648 which provides for a road along the South side of the above described lot th the Taylor Road. For a more particular description see the aforesaid plat. Deed to mortgagors herein recorded in Deed Book 859, page 319 was recorded in said office on Jan. 3, 1969.



which has the address of 25 Sunrise Drive, Rt. 3, Taylors, S. C. 29687 (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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