

GREENVILLE U.S.S.C.

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THIS MORTGAGE is made this 16th day of December 1976, between the Mortgagor, Elmer S. Wilson (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 Twenty-four Thousand Seven Hundred (\$24,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 16th 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 January 1st 2002

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, being known and designated as Lot No. Sixty-one (61) in what is known as Woodland Heights, property of the I. M. Wood Estate as shown on subdivision and plat of same made by H. S. Brockman, Reg. Surveyor, dated Oct. 28, 1955, and which plat has been recorded in the R. M. C. Office for said County in Plat Book GG, page 151, and having the following metes and bounds and courses and distances to-wit: Beginning at an iron pin in the northern line of Bessie Avenue, joint front corner of Lots Nos. 62 and 61, and running thence along the northern line of said avenue N. 45-18 E.100 feet to corner of Lot No. 60, thence along the western boundary of Lot No. 60, N.39-19 W.163.9 feet to an iron pin at the joint rear corner of Lots 60 and 61; thence S.40-22 W.101.1 feet to an iron pin at the corner of Lot No. 63; thence along the eastern boundary of Lot No. 62, S.39-17 E.155.2 feet to the beginning corner.

ALSO

All that piece, parcel or lot of land lying, being and situate in Chick Springs Township, County and State aforesaid, near Pleasant Grove Baptist Church, on the eastern side of a new road that leads from State Highway No. 14 to and by Matt's Fishing Lake, and being a part of Tract No. 2 as shown on plat of property of J. G. Greer, L. B. Vaughn, I. M. Wood and J. A. Wood prepared by W. A. Christopher, Surveyor, dated Nov. 22, 1921 and having the following courses and distances, to-wit: Beginning on an iron pin on the I. M. Wood Estate line, joint corner of S. J. Harvey lot, and runs thence with Harvey line N.49-50 W.119 feet to a stake in center of said new road (iron pin back on line at 18 feet); thence with center of said road S.31-00 W.152.2 feet to a stake in center of said road, thence S.49-50 E.18 feet to an iron pin on eastern bank of road, thence continuing with same course for a total distance of 93 feet to iron pin on said I. M. Wood Estate line; thence with said line N.40-50 E.150 feet to the beginning corner.

All of the above described property is the same property conveyed to Maxie Krause and Linda H. Krause by L. Bruce Smith and Moise D. Smith by deed recorded in said office on July 15, 1974 in Deed Book 1003, page 45. And being the same property conveyed to mortgagor herein by Maxie Krause and Linda H. Krause by deed to be recorded forthwith in said office which has the address of 118 Wood drive Greer

S. C. 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.

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