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GREENVILLE CO. S. C.

FEB 3 12 29 PM '77

# MORTGAGE

BOOK 1388 PAGE 521

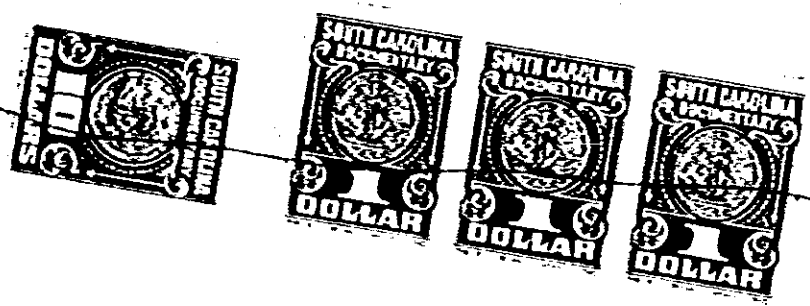
GONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 28th day of January 19.77., between the Mortgagor Charles D. Davis (also known as Charles W. Davis) & Yvonne B. Davis (also known as Yvonne B. Davis) 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 . . . . Thirty-Two Thousand Five Hundred & no/100. (\$32,500.00) . . . . Dollars, which indebtedness is evidenced by Borrower's note dated . . . . January 28th 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 . . . . February 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 about 1/2 mile east of Brushy Creek Baptist Church, in Chick Springs Township, and having the following courses and distances, to-wit: Beginning on a Stake in the north ditch of a surface treated public road, joint corner of the L. A. Vaughn Estate lands and running thence N.4-52 W.2 feet to an Iron Pin on the bank of said road, thence continuing with the same course for a total distance of 254.3 feet to an old Iron Pin, thence S.91-17 W.119 feet to an old Iron Pin on the East bank of a gully and spring branch, thence S.19-27 W.245.5 feet to an Iron Pin on the North bank of said road, thence with the North margin of said road S.89-00 E.220.5 feet to the beginning point, and containing Ninety-four one-hundredths (0.94) of an acre, more or less. This is the same property described in deed of T. C. Bruton (also known as T. C. Brewton) to mortgagors herein dated May 26, 1975 and which deed has been recorded on June 3, 1975 in the R. M. C. Office for Greenville County in Deed Book 1019, page 256.

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which has the address of . . . . Rt. . . 4, . Jones Road . . . . . Taylors . . . . .  
[Street] [City]  
S. C. . . . 29687 . . . . . (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 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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