

FILED  
GREENVILLE CO. S.C.

1977 APR 17

# MORTGAGE

THIS MORTGAGE is made this 22nd day of April 1977, between the Mortgagor, T. Earl Waldrop and Martha E. Waldrop (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 SIXTEEN THOUSAND AND NO/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 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 May 1st, 1984

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:

7  
9  
4  
2  
1  
7  
0  
0  
3  
5  
1  
7  
4

All that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, on the Northeast side of a county road about 1/4 mile east of S. C. Highway No. 14, and being shown on a plat of C. R. Bright property prepared by J. Q. Bruce, Surveyor, on May 23, 1963, which plat is recorded in the R.M.C. Office for said County in Plat Book GGG at page 9, and having according to said plat the following metes and bounds to-wit: Beginning at a nail in the center of said County Road and running thence N. 47-27 E. 192.5 feet to an iron pin; thence S. 64-30 E. 240.7 feet to an iron pin; thence S. 51-00 W. 190 feet to an iron pin in the center of said road; thence along the center of said road N. 66-15 W. 230.6 feet to the point of beginning, said lot containing 0.9 of an acre, more or less. This being the same property which was conveyed to the Mortgagors herein by Pearl H. Bright and C. Ralph Bright by deed which has been recorded in said Office on June 7, 1963, in Deed Book 724 at page 387. For a more particular description see the aforesaid plat.



which has the address of \_\_\_\_\_ (Street) \_\_\_\_\_ (City)

S. C. \_\_\_\_\_ (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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