

## MORTGAGE

THIS MORTGAGE is made this 17th day of August 1977, between the Mortgagor, Thomas R. Norris and Vickie W. Norris (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 FIFTY-THREE THOUSAND SIX HUNDRED AND NO/100 (\$53,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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

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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in O'Neal Township, about two miles Northwest of Greer, on the Northeast side of Old Ansel School Road, containing three and 12/100 (3.12) acres, more or less, as shown on plat prepared for Thelma Wood Garrett by W. C. Lindsey, Jr., Reg. Surveyor, dated July 8, 1977, which plat will be recorded forthwith in the R.M.C. Office for Greenville County, and being more particularly described according to said plat as follows: Beginning at an iron pin on the Northeast side of Old Ansel School Road, joint corner with property owned now or formerly by Truman Chandler, and running thence with the Northeast side of said Road as follows: S. 25-12 E. 184.6 feet to an iron pin, S. 40-42 E. 125 feet to an iron pin and S. 48-00 E. 125 feet to an iron pin on the Northeast side of said Road, joint corner with property owned now or formerly by Tommy Norris; thence with the line of said Norris property N. 51-22 E. 219.8 feet to an iron pin; thence N. 31-23 E. 224.5 feet to an iron pin on line of property owned now or formerly by W. A. Merritt; thence with the line of said Merritt property N. 52-50 W. 175.8 feet to an iron pin, joint corner with said Chandler property; thence with the line of said Chandler property S. 77-25 W. 411.4 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. A portion of the above described property was conveyed to Thelma Wood Garrett by L. R. Wood and Catherine Wood Welch by deed recorded in said Office on July 14, 1950, in Deed Book 413 at page 532, and the remainder of the above described property was conveyed to Thelma Wood Garrett by Katherine W. Welch by deed recorded in said Office on December 6, 1972, in Deed Book 962 at page 292. This is the same property conveyed to the Mortgagors herein by Thelma Wood Garrett by deed dated July 8, 1977, which deed will be recorded forthwith in said Office.

which has the address of Route 7 Greer S. C. 29637 (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.

