

FILED
GREENVILLE CO. S. C.

Loan # 9360

BOOK 1411 PAGE 460

SEP 29 1 05 PM '77

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

RECORDED

SC 11

7-2-77

1311

THIS MORTGAGE is made this 27th day of September 19. 77., between the Mortgagor, Clinton A. Williams (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 Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 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 September 1, 1987

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 Highland Township, on the East side of S. C. Highway no. S-114, in County and State aforesaid, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the East side of said highway and which Iron Pin is at the Northeast intersection of a road with said highway, and running thence with the North side of said road S.69-30 E.282.4 feet to an Iron Pin, thence N.20-30 E.135 feet to an Iron Pin, thence N.70-58 W.213 feet to an Iron Pin, thence S.63-02 W.125 feet to an Iron Pin on East side of said highway, thence with the East side of said highway S.1-52 E.40 feet to the beginning point. This being the same property which was conveyed to mortgagor herein by Nelle B. Williams by deed recorded in the R. M. C. Office for said County in Deed Book 679, page 517 on Aug. 11, 1961. For a more particular description see plat prepared for mortgagor herein by Terry T. Dill, Reg. C. E. and L. S., dated July 26, 1961 and which plat has been recorded in said office in Plat Book WW, page 132.

SEP 25 1977 TAX 008.00
PB. 11218

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.

0456

4328 RV-2