Loan #9392

GREENVILLE CO. S. C.

OCT 13 1 57 PM '77

DONNIE S. TANKERSLEY

R.M.C.

MORTGAGE

BOOK 1413 PAGE 294

THIS MORTGAGE is made this .....17th.....day of ....October..... 1977., between the Mortgagor..James. F.. Ford..... .....(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. FIFTEEN THOUSAND AND NO/100 .($15,000.00).....Dollars, which indebtedness is evidenced by Borrower's note dated....October 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.... October. 1,1997..... .....;

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 Gantt Township, on the East side of Augusta Road (U. S. Highway No. 25), being known and designated as Lot No. One Hundred (100) of Pecan Terrace Subdivision as shown on plat prepared by Piedmont Engineering Service, dated March 27, 1953, which plat is recorded in the R.M.C. Office for said County in Plat Book GG at page 9. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to Stanley P. Gorski and Doreen E. Gorski by George P. Bailey by deed recorded in said Office on February 12, 1955, in Deed Book 518 at page 302, and the same property conveyed to the Mortgagor herein by Stanley P. Gorski and Doreen E. Gorski by deed to be recorded forthwith in said Office. See also corrective deed of John P. Mann to Stanley P. Gorski and Doreen E. Gorski which deed will be recorded forthwith in said Office.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT 13 '77 P.B. 11218 $06.00

which has the address of.....6511. Augusta. Road....., ...Greenville.....,
[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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