

OCT 31 11 32 AM '77 MORTGAGE

BOOK 1414 PAGE 440

BONNIE S. TANKERSLEY R.M.C.

THIS MORTGAGE is made this 28th day of October 1977, between the Mortgagor Fred F. King and Ruth King (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 Seventy-one Hundred and no/100 (\$7,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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, 1982

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 O'Neal Township, Greenville County, South Carolina, containing Three and 25/100 (3.25) acres, more or less, and having the following courses and distances, to-wit: Beginning at a point in center of the O'Neal Camp Road and running thence over an Iron Pin at 25 feet S. 38-10 W. 585 feet to an Iron Pin on back of Branch, on the Miller Forester line, thence along meanders of Branch as property line S.54-15 E.154 feet to an Iron Pin located at a corner of the Frank Golightly, Jr. and I. E. Duncan property, thence with the Golightly and Duncan property line N. 58-45 E. 528.5 feet to an Iron Pin on the Greenville County Camp property line, thence with last mentioned property line N.36-45 W.317.7 feet to a point in center of said road, thence with said road N.51-35 W.35.7 feet to the beginning point. This being the same property which was conveyed to mortgagors herein by Jessie J. Bramlett by deed which has been recorded on Aug. 25, 1961 in the R. M. C. Office for said County in Deed Book 680, page 484. For a more particular description see plat prepared for mortgagors herein by Terry T. Dill, Reg. C. E., dated Aug. 1, 1961 and which plat has been recorded in the said office in Plat Book WW, page 480.

ALSO

All that piece, parcel or lot of land lying, being and situate in O'Neal Township, Greenville County, South Carolina, containing Two and 1/10 (2.1) acres, more or less, on the South side of O'Neal Camp Road, and having the following metes and bounds: Beginning at the Northeast corner of mortgagors' lot and running thence along road N.51-30 W. 160 feet to road intersection; thence over Iron Pin S.38-10 W.554 feet to Iron Pin at branch; thence along meanders of Branch S.43-03 E.100 feet and S.76-40 E.63.4 feet to Iron Pin, corner of mortgagors' lot; thence N.38-10 E.585 feet to the beginning corner. This being the same property which was conveyed to mortgagors herein by Jessie J. Bramlett by deed recorded on May 9, 1963 in said office in Deed Book 722, page 281. For a more particular description see plat prepared for mortgagors herein by Terry T. Dill, Reg. C. E., dated Aug. 1, 1961 and which plat has been recorded in said office in Plat Book WW, page 480.

which has the address of Route 3, Greer, S. C. 29651 (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.

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