

MORTGAGE

1423 686

THIS MORTGAGE is made this 15th day of February 1978, between the Mortgagor Thomas Martin Allison (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 FOURTEEN THOUSAND AND NO/100 (\$14,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1998

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 the City of Greenville, on the Southeast side of Stewart Street (also known as Adams Street), being the Northern portion of Lot No. Seven (7) of Mrs. Florence C. Adams Property as shown on plat prepared by R. E. Dalton, Engr., dated Oct. 1924, which plat is recorded in the R.M.C. Office for said County in Plat Book I at page 52B, and being more particularly described as follows: Beginning at an iron pin on the Southeast side of Stewart Street, joint front corner of Lots Nos. 6 and 7 as shown on said plat, and running thence with the joint line of said lots S. 30-48 E. 183.3 feet to a point, joint corner with property conveyed to Lucille C. Parker by E. B. Skinner by deed recorded in said Office in Deed Book 452 at page 241; thence with the line of said Parker lot N. 54-07 E. 49.2 feet to a point; thence N. 25-50 W. 186.5 feet to a point on the Southeast side of Stewart Street; thence with the Southeast side of said Street S. 53-52 W. 66.6 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to Edmond Lewis Skinner and Eston Woodrow Skinner by Eunice S. Skinner by deed recorded in said Office on May 18, 1976, in Deed Book 1035 at page 973, and the same property conveyed to the Mortgagor herein by Edmond Lewis Skinner and Eston Woodrow Skinner by deed to be recorded forthwith in said Office.

which has the address of 104 Stewart Street Greenville S. C. 29605 (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 seized 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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