

142-918

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE

THIS MORTGAGE is made this 29th day of August, 1978, between the Mortgagor, Vernon David Wade, Jr. and Sylvia Dale Garren, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand, Eight Hundred and No/100 (\$22,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 September 2003.....;

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:

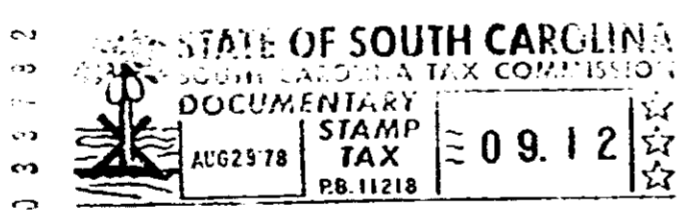
ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being in Chick Springs Township on the western side of Waddell Street, in Greenville County, South Carolina, being known and designated as Lot No. 55 on a plat entitled, Property of B. Perry Edwards made by R. E. Dalton, Engineers, dated May 1920, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F at page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Waddell Street at the joint front corners of Lots Nos. 55 and 56; and running thence at the common line of said lots, S. 76-35 W., 200 feet to an iron pin; thence S. 13-25 E., 15 feet to an iron pin in the line of property now or formerly belonging to Green; thence along the Green line, S. 80-20 E., 217.4 feet to an iron pin on the western side of Waddell Street; thence along the western side of Waddell Street, N. 13-25 W., 100 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Lucia O. Campbell, to be recorded herewith.

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which has the address of 201 Waddell Street, Taylors, South Carolina, 29687 (herein "Property Address");

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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."

3.5001

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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