

RECORDED 001010
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FEDERAL SAVINGS AND LOAN ASSOCIATION

Loan # 9744

BOOK 1443 PAGE 402

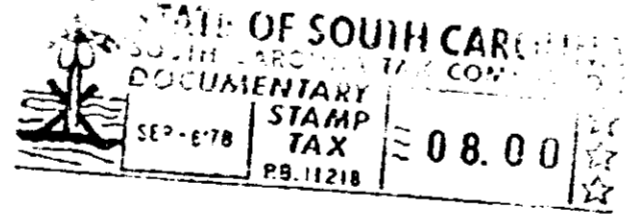
MORTGAGE

THIS MORTGAGE is made this 22nd day of August 1978, between the Mortgagors, William A. Dilling and Udine C. Dilling (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 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 August 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 Butler Township, on the Northeast side of Maxwell Circle, containing two and 49/100 (2.49) acres, more or less, as shown on plat of property of William A. and Udine C. Dilling prepared by Robert Jordan, R.L.S., dated May 31, 1969, which plat is recorded in the R.M.C. Office for said County in Plat Book 4-B at page 75-B, and being more particularly described according to said plat as follows: Beginning at a spike in Maxwell Circle and running thence with said Maxwell Circle as follows: S. 15-31 E. 107.1 feet to a nail and cap, S. 23-53 E. 193.4 feet to a nail and cap, and S. 8-49 E. 83.6 feet to a point in said Maxwell Circle, which said point is located N. 8-49 W. 30 feet from a railroad spike at the Northwest corner of lot owned now or formerly by James W. and Bessie M. Smith; thence from the above said point in Maxwell Circle N. 42-18 E. 342.8 feet to an iron pin (iron pin on line at 25 feet); thence N. 29-12 W. 414.6 feet to an old iron pin; thence S. 30-24 W. 293.2 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 the Mortgagors herein by Richard Cox and Carolyn P. Cox by deed recorded in said Office on June 5, 1969, in Deed Book 869 at page 312.



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which has the address of Maxwell Circle Greenville S. C. (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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