

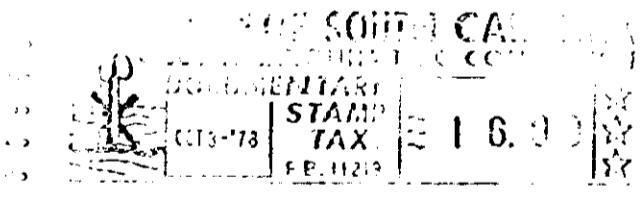
FILED Loan #9780
 GREENVILLE CO. S.C.
 OCT 3 1 40 PM '78
 STATE ARCHIVE

MORTGAGE

THIS MORTGAGE is made this 3rd day of October 19. 78., between the Mortgagor Ralph D. Polson and Rebecca S. Polson (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 Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 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 October 1, 2008.

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 Chick Springs Township, County and State aforesaid, near the city limits of Greer, and being known and designated as Lot No. Sixteen (16) on plat of BROOKWOOD SUBDIVISION prepared by B. B. Waters, Jr., Surveyor, October 14, 1958, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ, page 21, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the southwest side of Brookwood Drive, joint front corner of Lots 15 and 16, and running thence along the joint line of said lots, S.38-24 W.180 feet to an iron pin in the line of property now or formerly of the J. V. Smith Estate; thence along the line of said property N.51-36 W.128.2 feet to an iron pin, joint rear corner of lots 16 and 17; thence along the joint line of said two last mentioned lots, N.38-24 E.180 feet to an iron pin on the southwest side of Brookwood Drive, joint front corner of lots 16 and 17; thence along the southwest side of Brookwood Drive S.51-36 E. 128.2 feet to the point of beginning. This being the same property which was conveyed to John R. Cooley and Barbara B. Cooley by James E. Whitaker and Brenda R. Whitaker, by deed recorded on April 2, 1973 in the said office in Deed Book 971, page 549. And this being the same property which was conveyed to mortgagors herein by John R. Cooley and Barbara B. Cooley by deed dated August 15, 1978, which deed will be recorded forthwith in said office. For a more particular description see the aforesaid plat.



which has the address of 223 Brookwood Drive, Greer, S. C. 29651 (herein "Property Address");
 (Street) (City) (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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