

FILED  
GREENVILLE CO. S. C.  
NOV 7 1978

MORTGAGE

THIS MORTGAGE is made this 1st day of November 1978 between the Mortgagor, Henry Clay Wilson & Mary Louise F. Wilson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Assoc., a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven thousand eight hundred and No/100ths (\$7,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 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 December 1st, 1986

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 above County and State, located in Chick Springs Township, shown and designated as Lot No. 102 on a Plat of Orchard Acres, Section II, prepared by J. Mac Richardson, dated Marcy 1969, and recorded in Plat Book QQ at Page 6, being more particularly described by the following metes and bounds:

BEGINNING at an iron pin on the southern side of Ridge Spring Street at the joint front corner of Lots 101 and 102 and running thence S. 4-24 E. 175.0 feet to an iron pin; thence along the line of Lots No. 120 and 121 N. 85-36 E. 90.0 feet to an iron pin; thence along the line of Lot No. 103 N. 4-24 W. 175.0 feet to an iron pin on the southern side of Ridge Spring Street; thence with the southern side S. 85-36 W. 90.0 feet to the point of beginning.

Derivation: This being the same property given by Jack E. Shaw and Herbert E. Rudd to Henry C. Wilson by Deed dated February 5, 1963 and recorded May 24, 1963, recorded in Deed Book 723 at Page 441.

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which has the address of 108 Ridgespring Drive, Taylors, S.C. 29687, (Street) (City) (herein "Property Address"); (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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