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MORTGAGE

THIS MORTGAGE is made this 11th day of December, 1978, between the Mortgagor, RONALD WARREN WOOTEN, JR., (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").

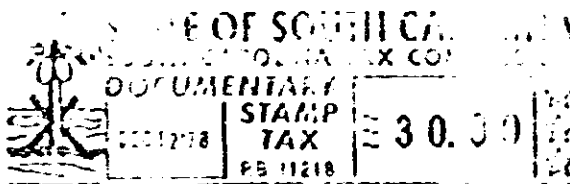
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 11, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.

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 with all improvements thereon, or hereafter constructed, situate, lying and being in the State of South Carolina, County of Greenville, being designated as Lot A on plat of property entitled Survey for Ronald Warren Wooten, Jr., dated October 31, 1977, prepared by Robert R. Spearman, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book 6K, Page 27 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Altamont Road at the joint corner of Lot A and the Joe W. Hiller property and running thence S. 89-15 W., 40 feet to a point; thence running S. 74-10 W., 105.7 feet to a point; thence running S. 56-38 W., 160 feet to a point at the joint rear corner of Lot A and the Joe W. Hiller property; thence along the rear of Lot A N. 22-24 W., 54.0 feet to a point at the joint rear corner of Lots A and B; thence along the common line of Lots A and B N. 58-40 E., 160 feet to a point; thence continuing along the common line of Lots A and B N. 69-08 E., 120 feet to a point; thence running S. 30-30 E., 14.67 feet to a point; thence running N. 10-43 W., 31.0 feet to a point; thence running S. 70-38 E., 27.6 feet to a point on Altamont Road; thence running along Altamont Road S. 17-45 E., 30 feet to a point; thence continuing along Altamont Road S. 13-59 E., 40 feet to the point of beginning.

This is a portion of the same property conveyed to the mortgagor by deed of Joe W. Hiller recorded in the R.M.C. office for Greenville County on May 3, 1977, in Deed Book 1055, Page 861.



which has the address of Altamont Road Greenville, South Carolina (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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