MORTGAGE

day of __November THIS MORTGAGE is made this -19 78 between the Mortgagor, __ Joseph B. Wheeler and Carla J. Wheeler , (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 ifty One Thousand and no/100 Dollars which indebted pass is avidenced by B. _____Dollars, which indebtedness is evidenced by Borrower's note dated November 27, 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,

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 Dender 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. ___, State of South Carolina: in the County of _

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southeasterly side of Shetland Way, in Greenville County, South Carolina, being known and designated as Lot No. 27 as shown on plat entitled, River Downs, made by Piedmont Engineers, Architects & Planners, dated July 17, 1974, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Shetland Way at the joint corner of Lots Nos. 26 and 27; and running thence along the common line of said lots, S. 34-15 E., 300 feet to an iron pin at the joint corner of Lots Nos. 23, 24 and 27; thence along the common line of Lots Nos. 22, 23, and 27, N. 62-12 E., 213.43 feet to an iron pin at the joint rear corner of Lots Nos. 22, 27 and 28; thence along the common line of Lots Nos. 27 and 28, N. 51-00 W., 368.0 feet to an iron pin on the southeastern side of Shetland Way; thence along the southeastern side of Shetland Way, S. 31-03 W., 12.0 feet to an iron pin, S. 40-02 W., 75.0 feet to an iron pin and S. 48-06 W., 23.0 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of United Builders, Inc., to be recorded herewith.



Lot No. 27, Shetland Way, River Downs,

which has the address of

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Greer, S.C. 29651

(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. SOUTH CAROLINA - 1 to 4 Family -6.75 - ENMA/EBLMC UNIFORM INSTRUMENT (with a mendiment add one Paral 26)

(1945) [187] [188]

V274.44