

GREENVILLE 00. S. C.

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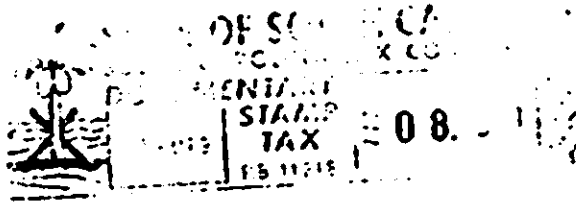
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of December 1978, between the Mortgagor, Leonard W. Miles and Hollis V. Miles (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 December 29, 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 1, 1980.

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 County and State aforesaid, near Rocky Creek Church on Tucker Road, and having, according to a plat of property of Leonard W. and Hollis V. Miles by John A. Simmons, Engineer, dated Sept. 20, 1975 the following metes and bounds, to-wit: Beginning at an iron pin on the southwestern side of Tucker Road at joint front corner now or formerly of Sam Bagwell and running thence with the Bagwell line S.39-15 W.209 feet to an iron pin; thence with other property of J. C. Vaughn and Frances Hollis Vaughn N.49-45 W.209 feet to an iron pin; thence with line of other property of J. C. Vaughn and Frances Hollis Vaughn N.39-15 E.209 feet to an iron pin on Tucker Road; thence with said Tucker Road S.49-45 E.209 feet to the beginning corner. This being the same property which was conveyed to mortgagors herein by J. C. Vaughn and Frances Hollis Vaughn by deed recorded in the R. M. C. Office for said County on Sept. 23, 1975 in Deed Book 1024, page 644. For a more particular description see the aforesaid plat which has been recorded in said office in Plat Book 5 N, page 38.



which has the address of Route 2 Greenville, S. C. 29607 (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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