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GREENVILLE CO. S. C.  
MAR 5 1 56 PM '79  
JOHN S. TANKERSLEY  
R.M.C.

# MORTGAGE

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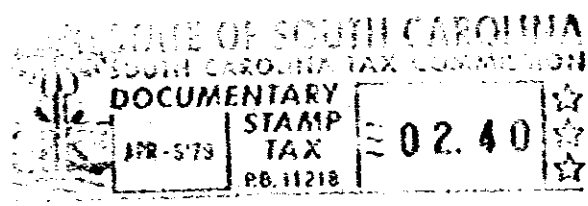
THIS MORTGAGE is made this 30th day of March 1979, between the Mortgagor R. Leonard Mullinax (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIX THOUSAND AND NO/100 (\$6,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1989.

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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 State and County aforesaid, near Double Springs Church, in O'Neal Township, and having the following courses and distances, to-wit: Beginning at an Iron Pin in the old McElhaney Road and located 129 feet Southwest from the Leonard Clark corner, and running thence with said old road S. 69-15 W. 130 feet to a point in the center of the McElhaney Road; thence with said McElhaney Road S. 87-33 W. 99.5 feet to a point in center of last mentioned road; thence N. 12-00 W. 230 feet to an Iron Pin; thence N. 77-22 E. 175 feet to an Iron Pin; thence S. 24-45 E. 235 feet to the beginning point. This being the same property which was conveyed to Mortgagor herein by N. H. Mullinax by deed recorded in the R.M.C. Office for said County on June 28, 1962, in Deed Book 701 at page 116. For a more particular description, see plat prepared for Mortgagor herein by Terry T. Dill, Land Surveyor, dated April 10, 1962, and which plat has been recorded in said Office in Plat Book WW at page 312.



which has the address of \_\_\_\_\_ (Street) \_\_\_\_\_ (City), S. C. \_\_\_\_\_ (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 seized 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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