

FILED
GREENVILLE CO. S. C.

MAY 16 4 14 PM '79

DONNIE S. TANKERSLEY
R.H.C.

vol 1465 p. 653

MORTGAGE

THIS MORTGAGE is made this 16th day of May, 1979, between the Mortgagor, W. SANDEFORD WELLS and JUDY H. WELLS, (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").

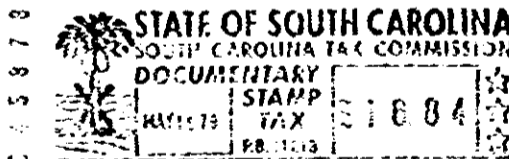
WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Forty-two Thousand~~ ~~Twenty-nine and 88/100ths~~ --- Dollars, which indebtedness is evidenced by Borrower's note dated May 16th, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2005;

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, with all buildings and improvements thereon, situate, lying and being on the eastern side of Westover Place, in Greenville County, South Carolina, being known and designated as Lot No. 41 as shown on a plat entitled SECTION NO. 2, CARTER'S GROVE, made by Dalton & Neves, dated August, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R at page 100, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Westover Place at the joint front corner of Lots Nos. 40 and 41, and running thence along the common line of said lots, N. 70-28 E., 216 feet to an iron pin in the line of property now or formerly belonging to Waddell; thence along the Waddell line, 9-30 W., 140 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence along the common line of said lots, S. 78-45 W., 164.4 feet to an iron pin on the eastern side of Westover Place; thence along the eastern side of Westover Place, N. 2-37 W., 15 feet to an iron pin and N. 12-39 W., 85 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Maple Properties, a Partnership to be recorded simultaneously herewith.



which has the address of 6 Westover Place Greenville,
(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 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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