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THIS MORTGAGE is made this 9 day of July, 1979, between the Mortgagor, J. Gary Wilson and Ann W. Wilson (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 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 August 1, 1999.

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 in the State of South Carolina, County of Greenville, Town of Fountain Inn being known and designated as Lot 28 on a plat of Inn Village recorded in the RMC Office for Greenville County in Plat Book RR, Page 61 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the northern edge of Inn Circle at the joint corner with Lot 27 and running thence along Inn Circle N. 55 E., 100 feet to an iron pin; thence along Lot 29 N. 37 W., 150 feet to an iron pin; thence along Lot 42 S. 53 W., 100 feet to the corner of Lots 29, 41, 28 and 42; thence along Lot 27 S. 37 E., 150 feet to the beginning.

ALSO:

ALL that piece, parcel or lot of land in the State and County aforesaid being known and designated as part of Lot 29 of Inn Village as shown on a plat recorded in the RMC Office for Greenville County in Plat Book RR, Page 61 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the edge of Inn Circle at the joint corner of Lots 28 and 29 and running thence along the joint line of Lots 28 and 29 N. 37 W., 150 feet to the joint rear corner of Lots 28 and 29; thence along Lot 41 N. 53 E., 30 feet to a point; thence S. 37 E., 150 feet to a point in the edge of Inn Circle; thence S. 53 W., 30 feet to the beginning.

This is the identical property conveyed to the mortgagors by deed of Louise K. Skelton also known as Mrs. Benson Skelton as recorded in the RMC Office for Greenville County in Deed Book 993, Page 121 recorded January 30, 1974.

This mortgage is second and junior in lien to that certain mortgage held by United Federal Savings & Loan as executed by J. Gary Wilson and Ann W. Wilson and recorded in the RMC Office for Greenville County in Mortgage Book 1310, Page 376.

which has the address of 212 Inn Circle Fountain Inn  
(Street) (City)  
South Carolina 29644 (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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