

FILED
GREENVILLE CO. S. C.

Vol 1474 Page 924

JUL 27 10 55 AM '79
MORTGAGE

CONNIE WINKERSLEY
L.M.C.

THIS MORTGAGE is made this 26 day of July 1979 between the Mortgagor, Clyde E. Wright and Hilda K. Wright (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Four Thousand (\$64,000.00) and no/100's Dollars, which indebtedness is evidenced by Borrower's note dated July 26, 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, 2009

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 of that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, being known more particularly as No. 4 Queensway Drive, Pelham Estates, Section III, and having according to a plat of property of Clyde E. Wright and Hilda K. Wright, by R.B. Bruce, R.L.S., dated June 20, 1979, the following metes and bounds, to wit:

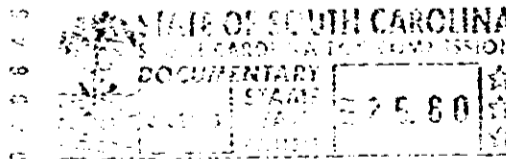
BEGINNING at an iron on the eastern side of Queensway Drive, at joint corner of lot 41 and parcel which was formerly part of lot 41, and running thence with the eastern side of Queensway Drive N. 5-26 W. 140.4 feet to an iron pin; thence, N. 68-41 E. 229.5 feet to an iron pin; thence with the line of lot 34, S. 0-30 W. 185.0 feet to an iron pin; thence, with the line of parcel formerly part of lot 41, S. 79-08 W. 202.4 feet to beginning corner.

This being the same property conveyed to the grantors herein by deed of W.N. Leslie, Inc., dated June 21, 1973 and recorded in RMC Office of Greenville County, South Carolina in book 977 at page 319.

This conveyance is subject to restrictions recorded in deedbook 772 at page 237; to right of way of Duke Power Company and to a drainage easement as shown on each plat recorded in platbooks JJJ-29, 4-G at 13, 5A at 71, and also subject to any restrictions, covenants, easements, rights of way, etc., either of record or on the ground.

The grantee's address is 4 Queensway Drive, Greenville, South Carolina

GCTO
-----3 JUL 27 1979



which has the address of 4 Queensway Drive Greenville South Carolina (herein "Property Address"); (State and Zip Code)

434 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.

4328 RV-2