

FILED
GREENVILLE, S.C.

Loan #9975

Vol 1475 No 900

AUG 5 12 36 PM '79

MORTGAGE

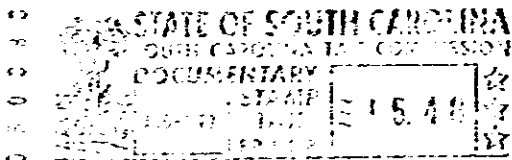
DONNIE STANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of July 1979, between the Mortgagor Nan Morrow Reese (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 THIRTY-EIGHT THOUSAND SEVEN HUNDRED AND NO/100 (\$38,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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 July 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 that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, on the South side of the Spartanburg Road about 2 miles South of Gowensville, containing 1.62 acres, more or less, and being known and designated as Lot No. One (1) as shown on plat prepared for T. Hayes Morrow by Neil R. Phillips, R.L.S., dated May 24, 1979, which plat is recorded in the R.M.C. Office for said County in Plat Book 7-F at page 43, and having the following courses and distances, to-wit: Beginning at an Iron Pin on the South side of said road and which Iron Pin is S. 38-51 W. 19.2 feet from the center of said road, and running thence from said Iron Pin and with the South side of said road S. 83-52 E. 150 feet to an Iron Pin; thence S. 19-58 W. 435 feet to an Iron Pin; thence N. 42-31 W. 270 feet to an Iron Pin; thence N. 38-51 E. 290 feet to the beginning point. This being a portion of the property conveyed to the Mortgagor herein, Thomas H. Morrow and Oma C. Morrow, Jr., by Onie C. Morrow by deed recorded in said Office on November 22, 1974, in Deed Book 1010 at page 728. The said Thomas H. Morrow and Oma C. Morrow, Jr., conveyed their interests in and to the above described lot to the Mortgagor herein by deed dated July 24, 1979, which deed will be recorded forthwith in said Office. For a more particular description, reference is hereby specifically made to the aforesaid plat.



which has the address of Route 2, Spartanburg Road Landrum, S. C. 29356 (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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