

FILED
GREER S.C.

VOL 1477 PAGE 400

1979
MORTGAGE
DEED BY J. W. WILKINS

THIS MORTGAGE is made this 17th day of August, 1979, between the Mortgagor, Gerald S. Jackson and Katherine C. Jackson (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

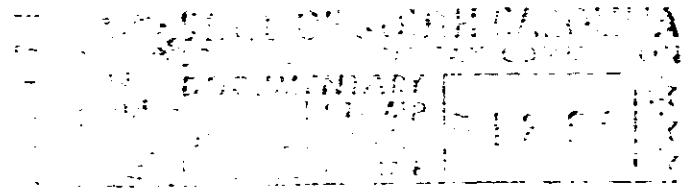
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Five Hundred (\$31,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the East side of Badger Drive, Groveland Dell Subdivision, being shown and designated on a survey entitled "Property of Alger Cannon", dated March 19, 1969 by Terry T. Dill, Surveyor, and being a re-subdivision of Lots No. 47 and 48 of Groveland Dell Subdivision as shown in Plat Book BBB at Page 73, and having, according to said plat by Terry T. Dill, the following metes and bounds, to wit:

Beginning at an iron pin on the East side of Badger Drive said iron pin being located 457 feet South from center line of Winesap Way and running thence S 87-22 E 201.5 feet to an iron pin; thence S 6-05 E 30 feet to an iron pin; thence S 3-02 E 80 feet to an iron pin; thence N 87-22 W 201.5 feet to an iron pin on East side of Badger Drive; thence along said Badger Drive N 3-02 W 80 feet to an iron pin; thence N 6-05 W 30 feet to the point of beginning.

This is the same property heretofore conveyed to the Mortgagors herein by A. L. Cannon by deed dated August 17, 1979 and recorded August 17, 1979 in the RMC Office for Greenville County in Deed Book 1109 at Page 625.



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which has the address of 47 Badger Drive Taylors, (City)
(Street)
S. C. 29687 (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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