

1979 AUG 15 11 179  
RSLEY

1417 131

**MORTGAGE**

THIS MORTGAGE is made this 15th day of August, 1979, between the Mortgagor, BOBBY B. WILLIFORD & ELLEN M. WILLIFORD, (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 Eight Thousand Seven Hundred Ninety One and 98/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 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 September 1, 2007.....;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 37 as shown on plat entitled "Carter's Grove, Section No. 2", prepared by Dalton & Neves Co., Engineers, dated August, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, Page 100, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint front corner of Lots 36 and 37; thence running with the joint line of said lots N. 22-35 E., 224.8 feet to an iron pin; thence with the rear of Lot 37, the following courses and distances: S. 47-33 E., 108.7 feet; thence S. 9-30 W., 177.7 feet to an iron pin, joint rear of Lots 37 and 38; thence with the joint line of said Lots S. 80-32 W., 97.2 feet to an iron pin, eastern side of Caroleton Way; thence with Caroleton Way N. 35-56 W., 70.4 feet to an iron pin, point and place of beginning.

This is the same property conveyed to the mortgagors by deed of Harold Milton Stewart and Marion G. Stewart recorded in the R.M.C. Office for Greenville County on August 21, 1979, in Deed Book 1109, Page 775.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENT # 1109-775  
AUG 21 1979

GCTO  
-----3  
AUG 21 1979

which has the address of 8 Caroleton Way Greenville, South Carolina (herein "Property Address");  
(Street) (City) (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.

073

4328 RV.2