

RECORDED
1979
4:43 PM '79
WILKINSON
GREENVILLE
S. C.

MORTGAGE

1477-347

THIS MORTGAGE is made this 15 day of August
19 79 between the Mortgagor, Montague W. Waddell and Ethel Mae M. Waddell
(herein "Borrower"), and the Mortgagee UNITED FEDERAL
SAVING 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
Greenville, S.C. 29644 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Eight Thousand Five Hundred
and no/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, 1989

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: located near a surface treated road which connects with
the Cedar Falls Road and shown as .7 acres on a plat of property of
Ethel A. McAbee, recorded in the RMC Office for Greenville County in Plat
Book WW, Page 329 and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an old iron pin, which pin is located approximately 20 feet
North of a surface treated road as shown on said plat above referred to
and running thence with the line of property of J. D. Griffith, N. 68-15
W., 78 feet to an iron pin; thence crossing a dirt road which serves as
a way of ingress and egress to the above referred to surfact treated
road, N. 68-40 W., 160 feet to an iron pin; thence along the line of
property of W. E. McAbee, N. 37 E., 275 feet to an iron pin; thence with
other property of W. E. McAbee and crossing again the above referred
to dirt road, S. 9-50 E., 309 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagors by deed
W. E. McAbee as recorded in the RMC Office for Greenville County in
Deed Book 704, Page 195 recorded August 10, 1962.

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which has the address of Route # 1, Sweet Water Road Fountain Inn
(Street) (City)
South Carolina 29624 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 improve-
ments 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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