

RECORDED
S. C.
AUG 31 1979
MERSLEY

1418-600

MORTGAGE

THIS MORTGAGE is made this 30th day of August, 1979, between the Mortgagor, Paul B. Wickensimer and Karis K. Wickensimer

(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 Forty-five Thousand, Six Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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, 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 lot of land with the buildings and improvements thereon, situate on the west side of Lisa Drive, near the City of Greenville, Greenville County, South Carolina, being shown as Lot 25 on plat of Wade Hampton Terrace made by Dalton & Neves, Engineers, March, 1955, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lisa Drive, at joint front corner of Lots 24 and 25, and running thence along line of Lot 24, S 73-09 W 154.9 feet to an iron pin; thence N 15-16 W 100.05 feet to an iron pin; thence with the line of Lot 26, N 73-09 E 152.4 feet to an iron pin on the western side of Lisa Drive; thence with Lisa Drive S 16-51 E 100 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of William R. and Jennie M. Miller as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1110, Page 461, on August 30, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP

which has the address of 36 Lisa Drive Greenville
(Street) (City)
South Carolina 29615 (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 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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