

FILED  
GREENVILLE CO. S. C.

SEP 14 2 36 PM '79  
DONNIE C. TANKERSLEY  
R.M.C.

BOOK 1480 PAGE 645

# MORTGAGE

THIS MORTGAGE is made this 14th day of September, 1979, between the Mortgagor, Robert D. Waddell and Mary Alice Waddell (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").

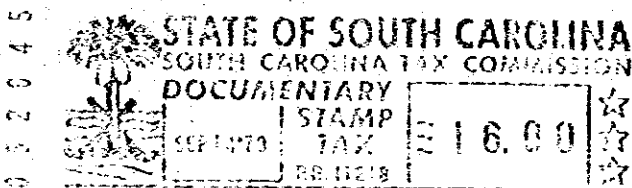
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, in the Town of Greer, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point 103½ feet west of the intersection of Emma Street and Davenport Avenue, and running thence N. 16¼ E., 200 feet to an iron pin; thence N. 73 ¾ W. 100 feet to an iron pin; thence S. 16¼ W., 200 feet to an iron pin on Emma Street; thence with said Emma Street, S. 73 ¾ E., 100 feet to point of BEGINNING, being known as Lot Number 5 according to a survey made by A. R. Wood, December 11, 1900, recorded in the R. M. C. Office for Greenville County in Plat Book A at Page 399.

DERIVATION: See deed of The Ratterree Company, A South Carolina Corporation to Robert D. Waddell and Mary Alice Waddell recorded in deed book 1070 at page 248 on December 15, 1978.



which has the address of 210 West Poinsett Street Greer, South Carolina  
(Street) (City)  
29651 (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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