

FILED  
SOUTH CAROLINA  
SEP 18 4 20 PM '79  
JEFFERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 18th day of September, 1979, between the Mortgagor, JEFFREY H. WIELER, (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 Twenty-three Thousand Six Hundred and No/100 (\$23,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 18, 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 October 1, 2004.....;

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 on the Western side of East North Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat of the property of Annie Griffin, et al., prepared by Dalton & Neves, dated January, 1929, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H at page 178-179, and having, according to a more recent plat prepared by James R. Freeland, R.L.S., dated September 12, 1979, entitled "Property of Jeffrey Wieler", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 2-N at page 66, the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way for E. North Street at the joint front corner of Lots Nos. 4 and 7, and running thence with the line of Lot No. 4 N. 75-26 W. 187.4 feet to an iron pin on a strip of land designated as "Reserved"; thence with the line of the said "Reserved" property N. 13-09 E. 62.8 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 8 S. 75-48 E. 194.2 feet to an iron pin on the Western edge of the right of way for E. North Street; thence with the Western edge of the right of way for E. North Street S. 19-19 W. 64.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Minnie C. Brown, dated September 5, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1111 at page 288, on September 18, 1979.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 70.44

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which has the address of 1307 East North Street, Greenville (City), South Carolina (State and Zip Code) (herein "Property Address");

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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