

FILED
GREENVILLE, S. C.

SEP 27 7 08 PM '79 MORTGAGE

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DONN LANKERSLEY

THIS MORTGAGE is made this 24th day of September 1979, between the Mortgagor, PAUL L. WIGET (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirteen Thousand Six Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 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 those pieces, parcels or lots of land, together with all buildings and improvements, situate, lying and being on the eastern side of North Main Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as the northern portion of Lot No. 11 and all of Lot 12 of Block H, on a plat of NORTHGATE, PROPERTY OF UTOPIAN DEVELOPING CO., made by C. M. Furman, Jr., Surveyor, revised by R. E. Dalton, in May, 1939, recorded in the RMC Office for Greenville County, S. C., in Plat Book M, page 13, and having according to said plat and a more recent plat of the Property of William M. Grant, Jr., made by Freeland & Associates, Engineers, dated July 27, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Main Street at the joint front corners of Lots Nos. 12 and 13, Block H, said iron pin being located 300 feet south from the intersection of the right of way of North Main Street with East Avondale Drive, and running thence along the line of Lot 13, S. 74-35 E., 200 feet to an iron; thence along the rear lines of Lots Nos. 30, 31 and 32 of Block H, S. 15-20 W., 125 feet to an iron pin in the line of Lot No. 11; thence through Lot No. 11 and with the line of property owned by Sherman, N. 74-40 W., 200 feet to an iron pin on North Main Street; thence along the eastern side of North Main Street, N. 15-20 E., 125.3 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of John M. Dillard to be recorded simultaneously herewith.

which has the address of 1730 North Main Street, Greenville, S. C. 29609 (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.

STATE OF SOUTH CAROLINA
COMMISSIONER OF REVENUE
RECEIVED
SEP 27 1979
GREENVILLE
TAX DEPARTMENT

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