

MORTGAGE

30 J. 1484 515

THIS MORTGAGE is made this 15th day of October, 1979, between the Mortgagor, Edwin L. Wilson, Gail S. Wilson and Maggie W. Kimbrell (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 Eleven Thousand Two Hundred Fifty and 00/100 (\$11,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 October 1, 1984;

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 or parcel of land in the County of Greenville, State of South Carolina, situate, lying and being in the City of Greer, fronting 60 feet on East Poinsett Street, and being shown and delineated on a plat entitled "Survey for Maggie W. Kimbrell, Edwin L. and Gail S. Wilson", by Wolfe & Huskey, Inc., Engineering and Surveying, dated September 22, 1979, recorded in Plat Book 7-2, page 66, R.M.C. Office for Greenville County. For a more full and particular description, reference is hereby specifically made to the aforesaid plat. Said lot or parcel of land was conveyed to the mortgagors herein by Corinne D. Byrnside, et al., by deed dated October 15, 1979, recorded October 16, in Deed Book 1113, page 638, R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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which has the address of 306 E. Poinsett Street, Greer, S. C. 29651
(Street) (City)
(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 seized 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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