

GREENVILLE CO. S. C.

OCT 30 12 06 PM '79

DONNIE S. TANNERSLEY
R.M.C.

1403 295

MORTGAGE

THIS MORTGAGE is made this 30th day of October, 1979, between the Mortgagor, R. V. William Derrick and Charlotte G. Derrick, (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-Four Thousand and No/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 November 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 certain, piece, parcel or tract of land situate, lying and being in Greenville County, S.C., approximately eight miles north of Greer, being known as Tract No. 4 of the Junie Wall Estate, said tract being more particularly described according to a plat thereof entitled "Property of R. V. William Derrick & Charlotte Derrick" prepared by Freeland & Associates, October 4, 1979, recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-0, Page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Walls Road at the joint front corner of Tracts Nos. 4 and 6 and running thence N. 20-00 W. 893 feet to an iron pin; thence along line of Tract No. 2, N. 60-20 E. 200 feet to an iron pin; thence along line of Tract No. 3, S. 20-00 E. 964 feet to an iron pin in the center of Walls Road; thence S. 81-25 W. 200 feet to a point in the center of Walls Road, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Ruth B. Bauers, to be executed and recorded of even date herewith.

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which has the address of Rt. 3, Walls Road, Greer,
(Street) (City)
S. C. 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.

SOUTH CAROLINA — 1964 EDITION — ENMA — FHE/MC UNIFORM INSTRUMENT with Amendment adding Para. 14

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