

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

GR: FILED  
S.C.  
APR 1 8 32 AM '80  
DONA

# MORTGAGE

THIS MORTGAGE is made this 1st day of April 1980, between the Mortgagor, Dan W. Wilson and William S. Benson (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

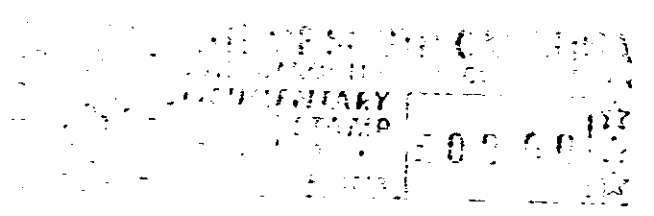
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1st, 2000.

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: in the City of Greer, on the west side of Parris St., known as Lot No. 4 on plat No. 7 of the R.B. Vaughn Estate, recorded in RMC Office for Greenville County, S.C., in Plat Book LL at page 39, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Parris St., joint corner of Lots 3 and 4 and runs thence along the line of Lot No. 3, N. 68-26 W. 78.5 feet to an iron pin; thence S. 20-08 W. 49 feet to an iron pin; thence S. 58-08 E. 80 feet to iron pin on the west side of said St.,; thence along the west side of said St., N. 21-34 E. 65 feet to the beginning corner, and known as G24-3-3.1 in County Block Book Office.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is a portion of that property conveyed to Mortgagors by deed of C. Tenant Sons & Co., recorded in RMC Office on 6-21-77 in Deed Book 1058 page 946, and that interest conveyed by D. Allen West to Mortgagors by deed recorded 1-9-79 in Deed Book 1095 page 55.



which has the address of 102 Parris Street Greer, S.C. 29651 (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.

0 6 6 4

4328 RV-2