

FILED
MAR 13 11 45 AM '81
JOHN HICKERSLEY
R. M. C.

Loan #10361

MORTGAGE

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THIS MORTGAGE is made this 13th day of March 1981, between the Mortgagor Elmer S. Wilson (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Five Hundred and no/100 (\$39,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2006.

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 lying, being and situate in Greenville County, Chick Springs Township, South Carolina, at the west intersection of West Road and Wolfe Road, and being known and designated as Lot No. Three (3) of Bonaire Acres as shown on plat prepared by C. C. Jones, Civil Engineer, dated Sept., 1964 and which plat has been recorded in the R. M. C. Office for Greenville County in Plat Book GGG, page 188. This being the same property which was conveyed to John Hickey, Sr. by Elmer S. Wilson by deed recorded in the said office on Nov. 17, 1972 in Deed Book 960, page 567. And this being the same property which was conveyed to mortgagor herein by John Hickey, Sr. by deed which will be recorded forthwith in the said office. For a more particular description see the aforesaid plat.

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RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY OF GREENVILLE, SOUTH CAROLINA
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which has the address of 304 West Road 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.

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