

FILED  
GREENVILLE CO S.C.  
OCT 26 12 27 PM '83  
DONALD S. WILBANKS  
R.M.C.

BOOK 1632 PAGE 472

### MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1983, between the Mortgagor, Reuben J. Wilbanks, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

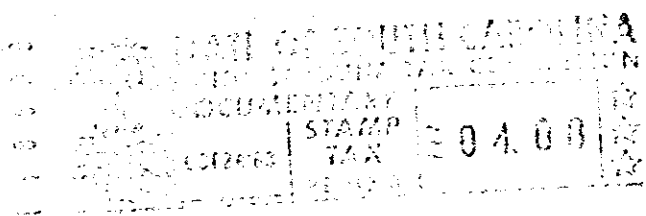
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand One Hundred Fifteen Dollars and 88/100. (\$10115.88) Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 31, 1991.....;

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, with the buildings and improvements thereon, lying and being on the northeasterly side of Gilreath Mill Road, in the County of Greenville, State of South Carolina, being known and designated as Tract No. 2 containing 6.50 acres, on plat entitled "Division of the R. T. Stone, Estate", prepared by H. G. Clarkson, Jr., dated May 5, 1966, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 000, Page 6. See said plat for a more complete property description. Less, however, that 0.52 acra tract shown in Plat Book 4 E at page 177, previously conveyed.

Dervation: See deed of George Wilbanks dated July 26, 1982 recorded in deed Book 1171 page 351

This is a second mortgage and junior in lien to none.



which has the address of Route 7 Gilreath Mill Road Greer, (Street) (City)

South Carolina 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.

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