

FILED
GREENVILLE S.C.
JUN 13 1984
R.M.C. WILKINSLEY

VOL 1642 PAGE 849

MORTGAGE

THIS MORTGAGE is made this 5th day of January 19. 84, between the Mortgagor Samuel L. Riddle and Claudia B. Riddle (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 Twenty Six Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 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 lot of land in the State of South Carolina, County of Greenville, in the City of Greer, being known and designated as Lot Number 2 on a plat prepared by C. C. Jones, Engineer, dated February 2, 1979, and having according to such plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly edge of Elcon Drive, joint front corner with Lot Number 3 and running thence with the edge of Elcon Drive, N. 12-12 E., 101 feet to an iron pin; thence along the line of Lot Number 1, N. 73-57 W. 127.7 feet to an iron pin; thence S. 24-50 W. 78 feet to an iron pin; thence S. 65-14 E. 20 feet to an iron pin; thence S. 24-18 W. 15.7 feet to an iron pin; thence along the line of Lot No. 3, S. 71-35 E. 129.2 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagors by deed of Elmer S. Wilson, Inc., recorded in Deed Book 1200 at page 842 on November 18, 1983 in the RMC Office for Greenville County.

4.20
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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN-5'84
10.40
P.B. 11218

2 JA05 94 1055

which has the address of 104 Elcon Drive, Greer, SC 29651
[Street] [City]
S. C. (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".

4.0001
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.

0.849

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