

FILED
GREENVILLE CO. S. C.

MORTGAGE

Vol 1645 p. 883

JOHN E. M. SIBLEY
R.M.C.

THIS MORTGAGE is made this 27th day of January 19. 84., between the Mortgagor... Edwin Clay Timanus, III and Carol A. Timanus (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").

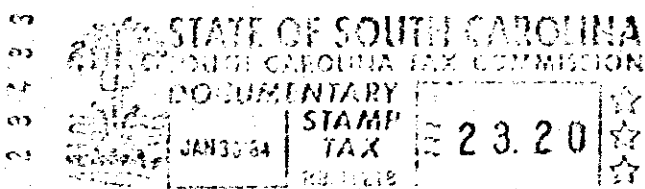
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight Thousand and No/100 (\$58,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 27, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009.

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 lot of land, with improvements thereon, situate, lying and being on North Main Street (S.C. Highway 14) in the Town of Fountain Inn, Greenville County, South Carolina, and lying on the Southwestern side of said Main Street being known as Tax Map #0344.00-01-003.00 and having the following metes and bounds, to-wit:

BEGINNING at a point in the Southwestern edge of Main Street, joint corner now or formerly with Drummond, and running thence S. 31-30 W., 418.44 feet more or less to a point in the Northeastern edge of Andrews Lane; thence along said Andrews Lane S. 58-30 E., 209.22 feet more or less to a point; thence turning and running N. 31-30 E., 139.80 feet more or less to a point; thence turning and running S. 52 E., 104.28 feet more or less to a point; thence turning and running N. 32 E., 278.64 feet more or less to a point in the Southwestern edge of Main Street; thence along said Main Street N. 63-30 W., 105.6 feet more or less to a point; thence continuing along said street N. 58-30 W., 209.22 feet more or less to beginning point.

This being the same property conveyed to the Mortgagors herein by deed of Evelyn G. Rawlinson, Sara G. Vaughn and Frances G. Moore, recorded July 18, 1983 in Deed Book 1192 at Page 541 in the RMC Office for Greenville County. Said deed was re-recorded in Deed Book 1193 at Page 666 on August 2, 1983.



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which has the address of 503 North Main Street Fountain Inn, S. C. 29644 (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.