

FILED  
GREENVILLE S.C.  
MAY 17 3 45 PM '84

# MORTGAGE

03-3272268

THIS MORTGAGE is made this 8th day of May, 1984, between the Mortgagor, Alvin C. Wooten, (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 ~~Six thousand Five hundred eighty one and sixty four cents~~ Dollars, which indebtedness is evidenced by Borrower's note dated 05-08-84, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 05-30-89.....;

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 all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4 \* Property of Ruth B. Mauldin, a plat of which is recorded in the RMC Office for Greenville, South Carolina, in Plat Book II, Page 145, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Duncan Chapel Road (shown on said plat as County Road), thence S. 39-59 E. 149.9 feet to an iron pin in the rear corner of Lot No. 4; thence with the rear line of Lot No. 4 and Lot No. 3, N 40-22 E 100.2 feet to an iron pin in the rear line of Lot No. 3; thence through Lot No. 3, N 39-38 W 139.3 feet to an iron pin on the southeastern side of Duncan Chapel Road in the front line of Lot No. 3; thence with the southeastern side of Duncan Chapel Road, S 40-18 W 40.3 feet to an iron pin in the front line of Lot No. 4; thence continuing with the southeastern side of Duncan Chapel Road, S 50-33 W 59.7 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Betty C. Mauldin, and recorded in the RMC office for Greenville County, on 05-12-65, in Deed Book 773, and page 201. Subsequently Lucy Mae Wooten (same as: Lucy Mae S. Wooten) deeded her one half (1/2) interest in the property to Alvin C. Wooten on 07-21-75 in Deed Book 1021, and page 592.



\* "and an adjoining portion of Lot No. 3 of a subdivision of the"

which has the address of #9 New Perry Rd Greenville,  
(Street) (City)  
South Carolina 29609 (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 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.

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