

MORTGAGE

THIS MORTGAGE is made this 31 day of May, 1984, between the Mortgagor, Vernon D. Wade, Sr. and Edith W. Wade, (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").

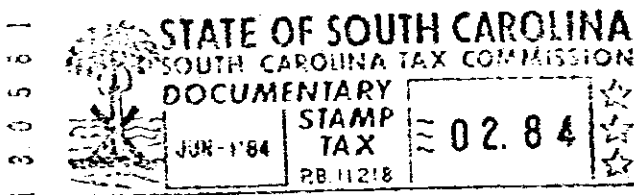
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven thousand, Eighty one dollars & 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 31, 1985

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, with all buildings and improvements, situate, lying and being at the northeastern quadrant of the curve of Howell Circle in Greenville County, South Carolina, being shown and designated as Lot No. 3 on a map of Rodgers Valley Heights, made by C. O. Riddle, Surveyor, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 103, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Howell Circle at the common corners of Lots No. 3 and 4 and running thence along Howell Circle the following courses and distances, to-wit: S. 63-10 W., 6 feet to a point, S. 47-32 W., 170.9 feet to a point, S. 63-10 W., 48.2 feet to a point, N. 59-33 W., 37.4 feet to a point and N. 18-20 W., 245 feet to an iron pin at the corner of Lot No. 2; thence along the line of said lot, N. 65-35 E., 173 feet to an iron pin; thence along the line of Lot No. 4, S. 34-24 E., 222.2 feet to an iron pin on Howell Circle, the point of beginning.

The above described property is the same acquired by the mortgagors by deed from Inez R. Ayers recorded October 15, 1980 in Deed Book 1135 at page 479.



which has the address of 21 Howell Circle, Greenville, South Carolina 29615 (Street) (City) (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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