

FILED
GREENVILLE S.C.

MORTGAGE

Vol 1887 No 990

JUN 15 4 53 PM '84

THIS MORTGAGE is made this 15th day of June 1984, between the Mortgagor, Gerald R. Wicker (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred and Twelve Thousand (\$212,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 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 July 1, 2014

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:

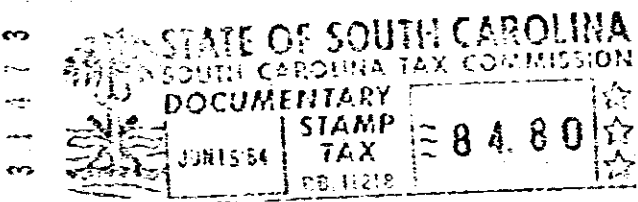
ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate on the west side of Deerfield Drive, in Greenville County, South Carolina, being shown and designated as Lot 5 on a plat of DEERFIELD, SECTION ONE, by Freeland and Associates, dated January 28, 1981, and recorded in Plat Book 8-P at Page 14 in the R.M.C. Office for Greenville County, and having according to said Plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Deerfield Drive, joint front corner of Lot 6, and running thence along said Lot N 74-25 W 327.98 feet to an iron pin; thence N 44-15 E 170 feet to an iron pin, joint rear corner of Lot 4; thence along said Lot S 87-12 E 205 feet to an iron pin on the western side of Deerfield Drive; thence along the western side of Deerfield Drive S 2-08 W 200 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the Mortgagor by The Deerfield Company, a South Carolina general partnership comprised of Mae Belle Esco Fant and Jan F. Gilmore by Deed recorded simultaneously herewith.

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which has the address of 204 Deerfield Drive Greer South Carolina 29651 (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.

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