

MORTGAGE

VOL 1679 PAGE 628

THIS MORTGAGE is made this 30th day of August 19. 84. between the Mortgagor Lawrence R. Babb and Brenda C. Babb (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 Sixty-Five Thousand and No/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 August 1, 2009

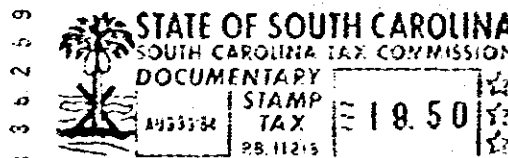
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being on the western side of Gildercreek Drive near the City of Mauldin, in the County of Greenville, State of South Carolina and known and designated as Lot No. 55 of a subdivision known as Forrester Woods, Section I, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4N at page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Gildercreek Drive at the joint front corner of Lots Nos. 55 and 54 and running thence with the joint line of said lots, N. 83-34 W. 180.7 feet to an iron pin; thence running S. 27-36 W. 80 feet to an iron pin; thence running S. 64-35 E. 140 feet to an iron pin; thence running S. 83-56 E. 103.2 feet to an iron pin on the eastern side of Gildercreek Drive; thence running with the eastern side of Gildercreek Drive, N. 6-45 W. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed unto the Mortgagors herein by deed of Robert C. Britt and Beverly D. Britt, by deed to be recorded.

Woodruff Federal Savings and Loan Association
206 South Main Street
Woodruff, South Carolina 29388



which has the address of 118 Gilder Creek Dr. Greenville, South Carolina 29607
(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".

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.

4.00
8
11801

RECORD

1984