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GREENVILLE CO. S.C.  
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# MORTGAGE

BOOK 1441 PAGE 985

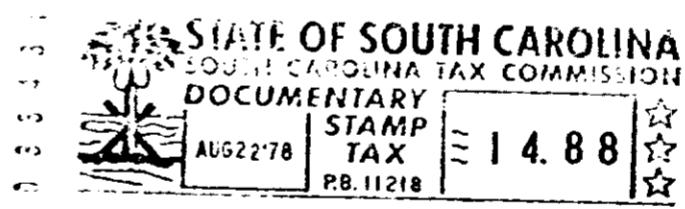
THIS MORTGAGE is made this 18th day of August 1978, between the Mortgagor, JAMES A. GRIFFITH (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand Two Hundred and No/100 (\$37,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2008;

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 lot, piece, or parcel of land, with all improvements thereon, lying, being, and situate in the County of Greenville, Town of Simpsonville, State of South Carolina, on Wemberly Drive, Wemberly Way Subdivision, and being known as Lot No. 58, on plat of Wemberly Way Subdivision, dated June 17, 1974, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 88, on August 5, 1974, reference to said plat being made for a metes and bounds description.

This being the identical property conveyed to James A. Griffith, the Mortgagor herein, by deed of Tri-Co Investments, Inc., to be recorded of even date herewith.



which has the address of 58 Wemberly Drive, Simpsonville, South Carolina 29681 (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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