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LONNIE S. TANNERBLEY  
A.B.C.

# MORTGAGE

BOOK 1451 PAGE 557

THIS MORTGAGE is made this 29th day of November 1978, between the Mortgagor, H. MICHAEL SPIVEY & BARBARA M. SPIVEY (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").

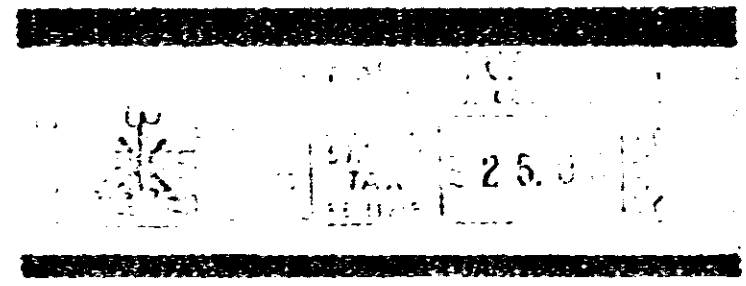
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 29, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known as Poinsettia, said subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said subdivision being recorded in the RMC Office for Greenville County in plat book 4R at page 87, lot known as no. 263, Section V of said subdivision, and having the following metes and bounds:

BEGINNING at an iron pin on the southern edge of South Almond Drive, joint front corner with lot no. 264, and running thence along said South Almond Drive, S. 62-45 E., 47.45 feet to an iron pin; thence continuing along said Drive, S. 80-00 E., 42.5 feet to an iron pin, joint front corner with Lot no. 265; thence turning and running with Lot no. 262, S. 9-19 W., 209.9 feet to an iron pin, joint rear corner with Lot no. 262; thence S. 58-06 W., 70 feet to an iron pin; thence N. 46-20 W., 120.5 feet to an iron pin, joint rear corner with Lot no. 264; thence along joint line with Lot no. 264, N. 26-58 E., 213.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of James H. Erwin and Mary R. Erwin, to be recorded of even date herewith.



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which has the address of 408 S. Almond Drive, Simpsonville, S.C., 29681 (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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