

# MORTGAGE

THIS MORTGAGE is made this 19th day of December 1978, between the Mortgagor, JAMES LEON ADAMS and JAYNE G. ADAMS (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").

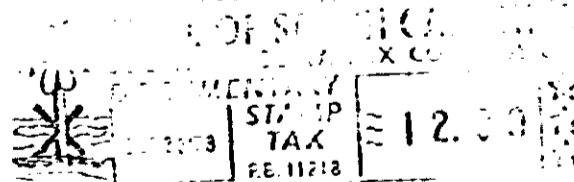
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 19th, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or tract of land, with all buildings and improvements, containing 10 acres, more or less, situate, lying and being on the northeastern side of the Batesville Road, near Five Forks Baptist Church, in Butler Township, Greenville County, South Carolina, being a portion of the R. C. Kendrick Estate and being more fully shown on a plat of the property of JAMES L. AND JAYNE G. ADAMS, made by John A. Simmons, Surveyor, dated December 7, 1977, recorded in the RMC Office as an exhibit to a Release, in Mortgage Book 1422, page 53, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in or near the center line of Batesville Road (iron pin back at 18.26 feet) said beginning point being at the corner of property now or formerly owned by Five Forks Baptist Church and being located 1180 feet, more or less, north of the intersection of Batesville Road with Highway 146, and running thence with the center line of Batesville Road, N. 15-24 W., 30.3 feet to a point; thence along the line of other property owned by Douglas Green and Ada G. Green, S. 70-59 E., 851.4 feet to a point; thence continuing along said line, N. 29-26 E., 518.92 feet to an iron pin; thence continuing along said line, S. 70-48 E., 795.5 feet to a point; thence along the line of property now or formerly owned by John C. and Ruth L. Fisher, S. 18-40 E., 303.6 feet to an iron pin; thence along the line of property now or formerly owned by James C. and Dollie W. Henderson, S. 84-05 W., 694.1 feet to an iron pin; thence along the line of property now or formerly owned by Floride M. Green and Jimmy O. Bayne and Five Forks Baptist Church, N. 70-59 W., 1279.7 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Douglas Green and Ada G. Green to be recorded simultaneously herewith.



which has the address of Route 5, Batesville Simpsonville  
 (Street) (City)  
 S. C. 29681 (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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