

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 1480 PAGE 71

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THIS MORTGAGE is made this 7th day of September, 1979, between the Mortgagor, Chandan Dutta and Sitima Dutta (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, N. C. 29644 (herein "Lender").

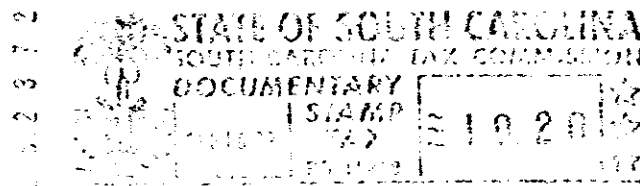
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Eight Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 _____, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 159 on plat of Devenger Place, Section 10, recorded in Plat Book 7C at page 6 and having the following courses and distances:

Beginning at an iron pin on Leeward Terrace at the joint front corner of Lot 159 with the curve of Bloomfield Terrace and running thence with the curve, S. 42-15 E. 36.3 feet to an iron pin; thence along Bloomfield Lane, S. 1-11 W. 125.22 feet to an iron pin; thence along the rear line of Lot 159, N. 82-45 W. 105 feet to an iron pin, joint rear corner of Lots 159 and 160; thence with the joint line of said lots, N. 4-18 E. 150 feet to an iron pin on Leeward Terrace; thence with Leeward Terrace, S. 85-42 E. 71.8 feet to an iron pin, the point of beginning.

Being the same property conveyed by Premier Investment Co., Inc. by deed recorded herewith.



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which has the address of Lot 159 Leeward Terrace, Route 4, Greer, S.C. (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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