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RONNIE S BANKERSLEY
R.M.C

MORTGAGE

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THIS MORTGAGE is made this 12th day of December 19. 79, between the Mortgagor, Philip J. Callahan and Linda J. Callahan (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").

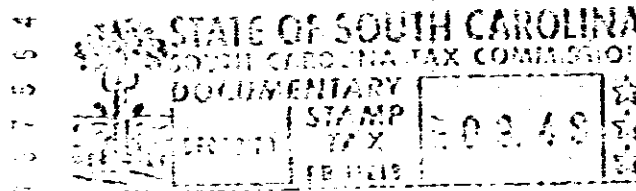
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand Six Hundred Seventeen and 99/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2000

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:

on the West side of Latimer Mill Road, across road from land now or formerly of Herbert Crompton and containing 2.042 acres, more or less, according to a plat and survey made by Hugh J. Martin, RLS, on June 19, 1972 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Latimer Mill Road, 0.75 miles from the intersection of said Road with the Dunklin Bridge Road and running thence, S 07-03 E 126.84 feet with center of said Latimer Mill Road to a nail in cap, corner with lands of Llewellyn; thence with the joint line of J.M. Llewellyn, S 66-20 W 476.34 feet, crossing an iron pin 33.31 feet from center of said Mill Road, to an iron pin at the joint corner with Llewellyn and other lands of the Estate of J.F. Thompson; thence with the Thompson line, N 07-03 W 263.05 feet to an iron pin at the joint corner with other lands of the Estate of Thompson; thence with the said Thompson line, N 82-57 E 456.43 feet, crossing an iron pin 421.43 feet from back corner pin, to a nail in cap in the center of Latimer Mill Road, the beginning point; bounded by the Latimer Mill Road (S.C. Highway S-23-69), lands of J.N. Llewellyn and other lands of the Estate of J.F. Thompson.

This is the same property conveyed to the mortgagors by deed of Ronnie G. Thompson dated December 12, 1979 and recorded on even date herewith.



which has the address of Latimer Mill Road, Honea Path, South Carolina (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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