

GREENVILLE CO. S. C.  
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DONNIE TANKERSLEY  
R.M.C.

BOOK 1497 142

# MORTGAGE

THIS MORTGAGE is made this Third day of March 1980, between the Mortgagor, JACK R. LEONARD and BONNIE A. LEONARD (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").

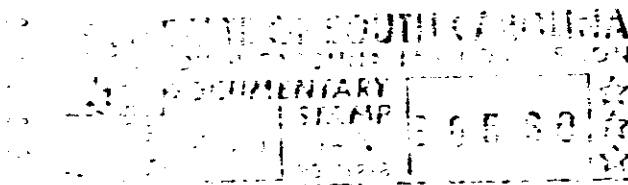
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2005.

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 certain piece, parcel or unit, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 3-K in Town Park of Greenville, South Carolina, Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970, and recorded in the RMC Office for Greenville County, South Carolina, on June 5, 1970, in Deed Book 891 at Page 243 as amended by Amendment to Master Deed dated May 21, 1971 and recorded in the RMC Office for Greenville County, South Carolina, on July 15, 1971, in Deed Book 920 at Page 305, and as further amended by Second Amendment to Master Deed dated October 31, 1973 and recorded in the RMC Office for Greenville County, South Carolina on November 1, 1973, in Deed Book 987 at Page 349 and as further amended by Second Amendment to Master Deed dated December 4, 1973, and recorded in the RMC Office for Greenville County, South Carolina on December 4, 1973 in Deed Book 989 at Page 795 and survey and plot plans recorded in Plat Book 4G at Pages 173, 175 and 177 as amended by survey and plot plans recorded in Plat Book 5D at Pages 9 and 10.

This piece, parcel or unit conveyed herein is situate, lying and being on the identical property conveyed to the Grantors by Deed of Develcorp, Inc., as recorded November 9, 1979, in the RMC Office for Greenville County in Deed Book 1115 at Page 324.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises and is further subject to the terms and conditions of the aforesaid Master Deed as amended.



which has the address of 3-K Town Park Condominiums, East North St. Extension, Greenville, S.C. 29615 (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 seized 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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