

AUG 15 2 45 PM '80

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1511 PAGE 263

MORTGAGE

THIS MORTGAGE is made this 15th day of August, 1980, between the Mortgagor, Peter D. Audette and Brenda A. Audette (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-ONE THOUSAND and no/100 (\$61,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 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 March 1, 2010;

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 and lot of land in Highland Township, Greenville County, State of South Carolina, consisting of 5.4 acres as more fully appears from the survey for T. P. Wood, dated September 16, 1977, and revised on March 10, 1978, by W. R. Williams, Jr. and recorded in the RMC Office for Greenville County in Plat Book 6-J, page 98, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Slatton Road, approximately 1,060 feet North of the intersection of said Road with South Carolina Highway Number 414 and proceeding thence S. 52-33 W. 537.7 feet to an iron pin; thence N. 38-57 W. with the line of Stroud 441 feet to an iron pin; thence with Slatton Road the following courses and distances N. 50-47 E. 26.8 feet to a nail and cap, N. 82-47 E. 64.4 feet to a nail and cap, N. 40-12 E. 200 feet to a nail and cap, N. 48-45 E. 100 feet to a nail and cap, N. 70-49 E. 100 feet to a nail and cap, S. 88-29 E. 70 feet to a nail and cap, S. 62-39 E. 85 feet to a nail and cap, S. 42-04 E. 85 feet to a nail and cap S. 26-46 E. 160 feet to a nail and cap, S. 45-24 E. 65 feet to a nail and cap, the point of beginning.

This is a portion of the same property conveyed to the Mortgagor herein by deed of T.P. Wood dated March 23, 1978, and recorded in the RMC Office for Greenville County, Deed Book 1076, at page 101.

This property is subject to any restrictions, easements, and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

which has the address of Route 1, Slatton Road, Tigerville (City)
South Carolina 29688 (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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