

201 Trade Street,
Fountain Inn, SC 29644, S.C.

FILED
OCT 7 12 46 PM '80
DOHN
TANNERSLEY
N.M.C.

MORTGAGE

1510 111

THIS MORTGAGE is made this 7th day of October 1980, between the Mortgagor, Michael D. Garfield and Marilyn J. Garfield (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").

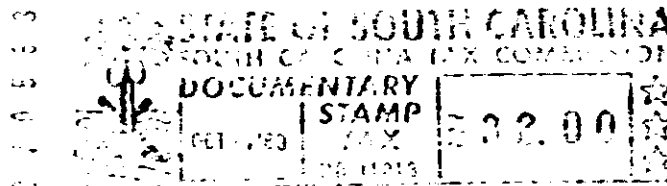
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and No/100 (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011

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 lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Lake Water Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 258 on plat entitled "Map 1, Section 1, Sugar Creed," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Lake Water Court, said pin being the joint front corner of Lots 258 and 259 and running thence with the common line of said lots S. 08-53-46 W., 234.82 feet to an iron pin, the joint rear corner of Lots 258 and 259; thence with the common line of Lots 258 and 265 S. 60-16-11 W., 40.35 feet to an iron pin, the joint rear corner of Lots 258 and 265; thence N. 35-48-26 W., 78.81 feet to an iron pin; thence N. 07-03-06 W., 206.71 feet to an iron pin; thence N. 77-59-11 E., 104 feet to an iron pin on the southwesterly side of Lake Water Court; thence with the southwesterly side of Lake Water Court on a curve, the chord of which is S. 46-43-36 E., 56.46 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., August 1, 1980, recorded in the RMC Office for Greenville County, S.C. August 26, 1980 in Deed Volume 1131 at page 995.



which has the address of Lake Water Court, (Street) (City)
Greer, S.C. 29651 (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 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.

4328 RV-2