

Closing Date: October 9, 1980
(Date Instrument Delivered)

GR... S.C.

1520 689

DOCUMENTARY
STAMP

MORTGAGE
NEGOTIABLE RATE NOTE
(See Rider Attached)

1980

WERSLEY

THIS MORTGAGE is made this 9 day of October,
1980, between the Mortgagor, Frances M. Connor,
(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").

"NOTE" includes all Renewals and Amendments of the Note Dated October 9, 1980

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and no/100
Dollars, which indebtedness is evidenced by Borrower's note
dated October 9, 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 November 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:

ALL that certain piece, parcel or lot of land with all improvements
thereon, lying, being and situate in the County and State aforesaid,
Fairview Township, in the Town of Fountain Inn, on the northwestern
side of Georgia Street, being all of Lot No. 1 on plat of property
of Blake Garrett, said plat being recorded in the RMC Office for
Greenville County in Plat Book Z, Page 140, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Georgia Road
at joint front corner of Lots 1 and 2, which point is 122.9 feet
southwest of intersection of said street with Fairview Drive, now
Givens Street; along joint line of Lot 2 N. 49-30 W., 103.1 feet
to an iron pin in line of Lot 3; running thence with line of Lot 3 S. 47-06
W., 101.8 feet to an iron pin; running thence S. 63-44 E., 100 feet
to an iron pin on the northwestern side of Georgia Street or road;
running thence with the northwestern side of Georgia Street or road
N. 54-56 E., 60 feet to the point of beginning; and bounded by Lots
2 and 3; Georgia Street or road, and lands of Beaunit Mills, formerly
Fairview Mills.

This is the identical property as conveyed to the mortgagor by deed of
Paul H. Bentley as recorded in the RMC Office for Greenville County in
Deed Book 953, Page 48 recorded 8/24/72 and by deed of Kenneth Eugene
Connor et al as recorded in the RMC Office for Greenville County in
Deed Book 1083, Page 447 recorded 7/19/78.

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC
RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND November 1,
2000. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE
TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO
RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS
MORTGAGE AS AN EXHIBIT.

which has the address of 202 Georgia Street, Fountain Inn,
(Street) (City)
South Carolina 29644 (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 improve-
ments 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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