

GREENVILLE CO. S. C.
FEB 28 4 05 PM '80
DORR
STANNERSLEY
R.M.C.

MORTGAGE

BOOK 1496 936

THIS MORTGAGE is made this 28 day of February, 1980, between the Mortgagor, Richard K. Guthrie and Kathryn S. Guthrie (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 Forty Three Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 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 August 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 or lot of land situate, lying and being in the State of South Carolina, County of Laurens and County of Greenville, being shown and designated as 2.06 acres on plat of Richard K. and Kathryn S. Guthrie and Hugh W. and Irma J. Koon as prepared by C. O. Riddle, RLS, dated October 22, 1979 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Forest Drive and running thence with said Drive N. 8-30 E., 200 feet to an iron pin; thence S. 76-25 E., 200 feet to an iron pin; thence N. 8-30 E., 100 feet to an iron pin; thence S. 76-25 E., 202.6 feet to an iron pin; thence S. 21-59 W., 302.46 feet to an iron pin; thence N. 76-25 W., 332.2 feet to an iron pin on Forest Drive, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Nellie P. Patton as recorded in the Clerk of Court for Laurens County in Deed Book 221, Page 290 recorded 12/14/79 and in the RMC Office for Greenville County in Deed Book 115, Page 543 recorded 11/13/79.

RECORDING OFFICE OF SOUTH CAROLINA
RECORDED
FEB 28 1980
STAMP

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which has the address of Forest Drive, Fountain Inn, South Carolina, 29644 (herein "Property Address");
[Street] [City] [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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