

FILED
GREENVILLE CO. S. C.

BOOK 1445 PAGE 383

SEP 25 2 59 PM '78

MORTGAGE

DEWITT TINKLETON
REC'D

THIS MORTGAGE is made this 25th day of September 1978, between the Mortgagor, Alton Michael Lollis and Bobbie Henley Lollis (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 Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 25, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1998.

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:

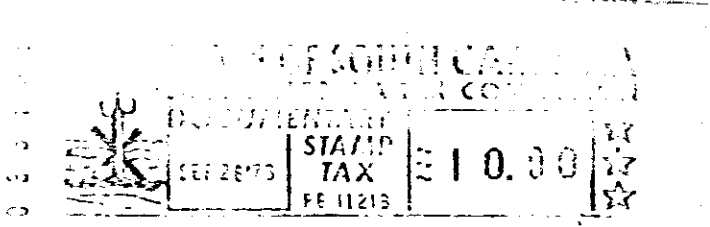
ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, near Fountain Inn Road, which is approximately 1.5 miles West of Fairview Road, and containing 1.19 acres according to a plat entitled, "Property of Bobbie H. Lollis", prepared by J. H. Walker, Jr., Registered Land Surveyor dated October 8, 1977, to be recorded and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin in the Northwestern edge of the fifteen foot easement for entrance and running thence N. 68-54 W. 205.95 feet to an iron pin; thence turning and running N. 45-21 E. 343.45 feet to an iron pin; thence turning and running S. 46-56 E. 146.7 feet to an iron pin; thence turning and running S. 36-30 W. 267.9 feet to an iron pin, the point of beginning.

ALSO an easement for ingress and egress fifteen feet in width, running from Fountain Inn Road to the aforesaid 1.19 acre tract as shown on the aforesaid plat, the reference to which is hereby craved for a more definite description and location of same.

THIS being the same property conveyed by Bobbie Henley Lollis, one-half undivided interest, unto Alton Michael Lollis by deed to be recorded of even date herewith in the R.M.C. Office of Greenville County.

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which has the address of Route 1, McKelvey Road, Fountain Inn (City); South Carolina 29644 (State and Zip Code); (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".

3.5001

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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