

FILED
GREENVILLE CO. S. C.
Mar 30 9 08 AM '79
BONNIE S. STANLEY

MORTGAGE

THIS MORTGAGE is made this 26th day of March 1979, between the Mortgagor, ROBERT M. ARIAIL AND SUSAN S. ARIAIL (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").

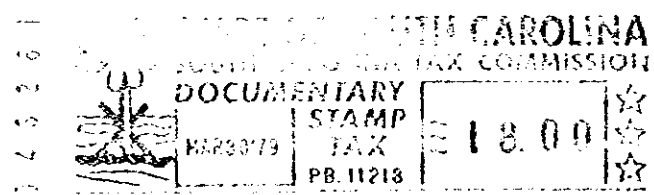
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 21st, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2004;

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 on the northern side of Forest Lane, in the City of Greenville, Greenville County, State of South Carolina, being known and designated as Lot No. 24, as shown on plat entitled MEYERS PARK, SECTION 2, dated September 27, 1976, prepared by C. O. Riddle, Registered Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P, page 54, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Forest Lane at the joint front corner of Lots Nos. 23 and 24 and running thence with the line of Lot No. 23, N. 42-22 W., 175.28 feet to an iron pin in the line of property now or formerly of Knollwood Subdivision at the joint rear corner of Lots Nos. 23 and 24; thence with the line of property now or formerly of Knollwood Subdivision the following courses and distances: S. 71-35 W., 59.73 feet to an iron pin; thence N. 89-53 W., 6.85 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; thence with the line of Lot No. 25, S. 9-59 E., 186.84 feet to an iron pin on the northern side of Forest Lane; thence with the northern side of Forest Lane the following courses and distances: N. 71-55 E., 84 feet; thence N. 55-43 E., 84 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Albert B. Arnett, recorded July 6, 1977 in Deed Book 1059 at page 967 in the RMC Office for Greenville County, S. C.



which has the address of Lot 24, Forest Lane Greenville, South Carolina 29601 (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".

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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