

Mortgagee's Mailing Address: P. O. Box 337, Mauldin, S. C. 29662
SOUTH CAROLINA

UNIFORM MORTGAGE

Vol. 1472 Page 682

CONNOR & ERSLEY
P.L.L.C.

THIS MORTGAGE is made this 6th day of July
19 79, between the Mortgagor, Robert David Roe and Mary Jean Horney
(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").

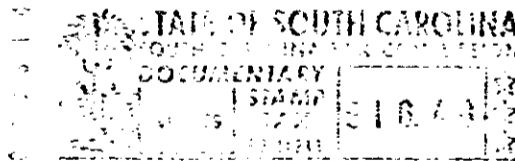
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009

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 buildings and improvements thereon situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, being shown as the northeastern part of Lot No. 25 on plat of property of L. P. Ramsey made by J. C. Hill, Surveyor, dated May 3, 1948 and recorded in the RMC Office for Greenville County in Plat Book S at Pages 116 and 117 and being shown more particularly on a plat entitled Property of Robert David Roe and Mary Jean Horney prepared by Carolina Surveying Company dated July 5, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7 at Page 14 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Phillips Trail at the joint front corner of Lots No. 25 and 26 and running thence along the joint line of Lot 26 S. 58-45 E. 155 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence S. 42-30 W. 232.9 feet to an iron pin; thence N. 50-31 W. 124.0 feet to an iron pin on the eastern side of Phillips Trail; thence along the eastern side of Phillips Trail N. 34-54 E. 210.2 feet to the POINT OF BEGINNING.

This being the same property conveyed to the Mortgagors by deed of Phillip S. Bryant and Ann W. Bryant of even date and to be recorded herewith.



which has the address of Route 7, Phillips Trail Greenville
[Street] [City]
South Carolina (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 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.

102 67 9 6 79

4328 RV-2