

FILED  
GREENVILLE CO. S. C.  
OCT 3 3 55 PM '79

# MORTGAGE

BOOK 1483 PAGE 631

THIS MORTGAGE is made this 3 day of October 1979, between the Mortgagor, Jeannie H. James (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 Thousand and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 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 November 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 lots of land, with all improvements thereon, lying and being situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, being shown and designated as part of Lots No. 42 and 43 on plat of Belmont Estates as recorded in the RMC Office for Greenville County in Plat Book WWW, Page 16, and a more recent plat of Jeannie H. James as prepared by Carolina Surveying Company dated September 18, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7R, Page 34, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Belmont Drive and running thence with said Drive S. 62-0 E., 125 feet to an iron pin; thence S. 28-0 W., 200 feet to an iron pin; thence N. 62-0 W., 125 feet to an iron pin; thence N. 28-0 E., 200 feet to an iron pin on Belmont Drive, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Younts Brothers Builders, Inc. to be recorded on even date herewith.

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STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS DIVISION  
DOCUMENTARY  
STAMP  
OCT 3 1979

Route # 2  
which has the address of Belmont Drive 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 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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