

IF THE PROPERTY IS IN AN AREA THAT IS NOW OR IN THE FUTURE IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AS HAVING SPECIAL RISK OF MULTIPLE HAZARDS, AND IN WHICH THE SALE OF THE PROPERTY IS MADE MANDATORY UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968, PURCHASE BY THE BORROWER OF A FLOOD INSURANCE POLICY SATISFACTORY TO THE LENDER WILL BE REQUIRED.

Case #461:169782-203

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

99 Pinehurst Dr.
P. O. Box 337
Mauldin, SC 29662

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

REC-1491 FILE-314

STEPHEN E. DENNIS and KAREN C. DENNIS, of Greenville County, S. C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **UNITED FEDERAL SAVINGS & LOAN ASSOCIATION**

organized and existing under the laws of **South Carolina**, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **FORTY-TWO THOUSAND AND NO/100** Dollars (\$ **42,000.00**),

with interest from date at the rate of **EIGHT** per centum (**8** %) per annum until paid, said principal and interest being payable at the office of **United Federal Savings & Loan Association** in **Mauldin, South Carolina** or at such other place as the holder of the note may designate in writing, in monthly installments of **THREE HUNDRED EIGHT AND 28/100** Dollars (\$ **308.28**), commencing on the first day of **February**, 1980, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **January, 2010**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville** State of South Carolina:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 174 of a subdivision known as Colonial Hills, Section No. 4 as shown on a plat thereof prepared by Piedmont Engineers & Architects dated October 20, 1967, recorded in the RMC Office for Greenville County in Plat Book WWW at page 3 and being described as follows:

BEGINNING at an iron pin on the western side of Creighton Street joint front corner of Lots Nos. 173 and 174 and running thence with the joint line of said lots N 75-11 W 150.3 feet to an iron pin; thence S 9-45 W 98 feet to an iron pin; thence S 73-03 E 150.9 feet to an iron pin on the western side of Creighton Street; thence with Creighton Street N 9-45 E 104 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Gary H. Gambrell and Judy C. Gambrell, to be recorded herewith.

In the event this mortgage and the note secured is not insured by the Federal Housing Administration within sixty (60) days after presentation, the entire mortgage may be declared due and payable at the option of the holder. *SED KCI*

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity: *provided, however*, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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