

FILED
GREENVILLE S.C.
FEB 13 11 14 AM '80
DONNIE TAMPERSLEY
R.M.C.

MORTGAGE

BOOK: 1495 448

THIS MORTGAGE is made this 12th day of February, 1980, between the Mortgagor, Howard H. Mercer and Donna M. Mercer (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").

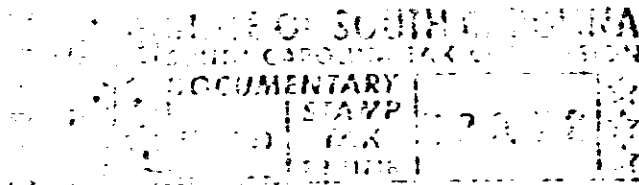
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-one Thousand Seven Hundred Ninety-one and 55/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern side of George's Hideaway in Greenville County, South Carolina being known and designated as Lot No. 45 on a plat entitled COACHWOOD FOREST made by Wolfe and Huskey, Inc. Engineering and Surveying, dated September 21, 1977 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6M at Page 57 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of a road as George's Hideaway at the joint front corner of lots nos. 44 and 45 and running thence along the common line of said lots, S. 32-40 E. 540.8 feet to an iron pin; thence N. 37-49 E. 210 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence along the common line of said lots, N. 32-31 W. 488.5 feet to a nail and cap in the center of George's Hideaway; thence with the center line of George's Hideaway, S. 52-13 W. 200 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of William F. Finnell and Grace M. Finnell to be recorded herewith.



which has the address of George's Hideaway Simpsonville,
[Street] [City]
S. C. 29681 (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 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.

RECORDED
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