

FILED  
S. C.  
APR 25 PM '80  
MERSLEY

# MORTGAGE

THIS MORTGAGE is made this 18th day of March, 1980, between the Mortgagor, Tommy J. Lattimore and Carolyn B. Lattimore (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 Thousand, Two Hundred Twenty Seven and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 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 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 situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 172, according to a plat entitled "Heritage Lakes Subdivision", by Heaner Engineering Co., Inc., as revised October 16, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Steeplechase Court at the joint front corner of Lots 172 and 173 and running thence with the common line of said lots, N 88 10 02 E 240.01 feet to an iron pin; thence, S 13 0 2 00 E 110.86 feet to an iron pin at the joint rear corner of Lots 172 & 171; thence running with the common line, S 88 10 02 E 219.08 feet to an iron pin on the western side of Steeplechase Court; thence along said Court, N 01 49 58 W 108.74 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Edward Duffy McDonald, Jr. and Linda T. McDonald dated March 18, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina simultaneously herewith.

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN  
DOCUMENTARY SERVICES  
1111 TRADE STREET  
FOUNTAIN INN, S.C. 29644  
(803) 296-1111

which has the address of 106 Steeple Chase Court, Simpsonville, S. C. 29681 (herein "Property Address");  
[Street] [City]  
[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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