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THIS MORTGAGE is made this 21st day of July 1980 between the Mortgagor, Clarence L. Rainey, Jr. and Doris F. Rainey (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 North Main Street, Anderson, South Carolina 29622 (herein "Lender").

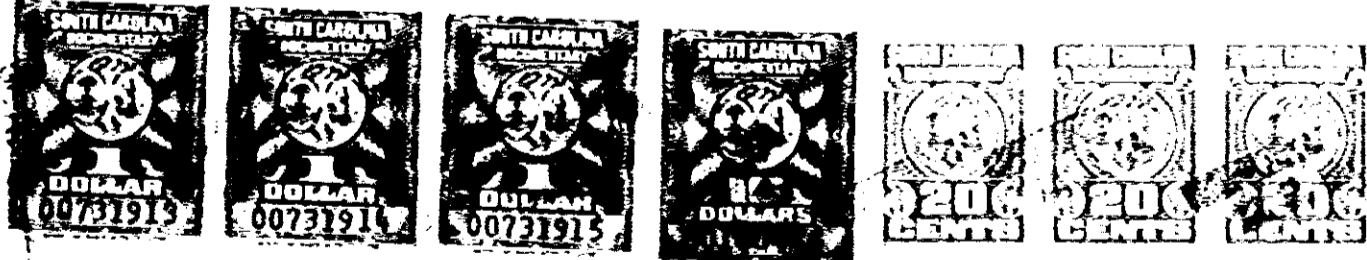
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2001

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 lying, being and situate in the County of Greenville, State of South Carolina, being shown and designated as 2.09 acres, more or less, on that certain plat entitled "Property of James Fowler" prepared by John C. Smith, R. L. S., dated August 19, 1974, and being more particularly described in accordance with said plat, to-wit: BEGINNING at a nail and cap in the edge of Highway #52 and running thence along the joint line of property now or formerly of Lusk, N 1-30 E 462 feet to an iron pin; thence along the joint line of property now or formerly of Fowler, S 88-29 E 180 feet to an iron pin; thence along the joint line of property now or formerly of Woodson S 1-31 W 550 feet to an iron pin on the South side of Highway #52; thence N 62-29 W 200.1 feet to the point of beginning.

This is the same lot of land conveyed unto Clarence L. Rainey, Jr. and Doris F. Rainey by deed of James S. Fowler, dated January 11, 1980, of record in the Office of the R. M. C. for Greenville County, South Carolina in Deed Book 1119, at Page 636.

This property is subject to any and all recorded and unrecorded rights of ways, easements, conditions and restrictions affecting said property and is subject to any of the foregoing as might appear from the plat and/or an inspection of the premises.



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which has the address of... Holland Ford Road, Greenville, South Carolina (Street) (City) (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.

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