

FILED  
GREENVILLE CO. S. C.

AUG 22 4 41 PM '80

DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

1512-310

THIS MORTGAGE is made this 22 day of August 1980, between the Mortgagor, Hannon Roofing Company, Inc. (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").

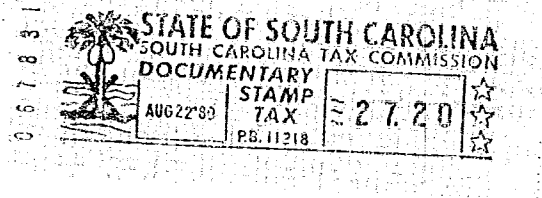
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Eight Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1995.

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 Greenville County, South Carolina, being shown on a plat prepared by R. B. Bruce, Registered Land Surveyor No. 1952, to be recorded herewith said plat being dated March 25, 1975 and being more fully described as follows:

BEGINNING at an iron pin on the southern side of Transit Drive, said iron pin lying S. 63-15 W., 500 feet, more or less, from the intersection of Transit Drive and Harbin Drive and running thence with other property of the grantors S. 26-45 E., 200 feet to an iron pin; thence S. 63-15 W., 250 feet to an iron pin; thence N. 26-45 W., 200 feet to an iron pin on the southern side of Transit Drive; thence with the southern side of Transit Drive N. 63-15 E., 250 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of William R. Timmons, Jr. and Walter W. Goldsmith as recorded in the RMC Office for Greenville County in Deed Book 1032, Page 592 recorded 3/5/76.



which has the address of 215 Transit Drive Greenville  
(Street) (City)  
South Carolina 29602 (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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S. C. T.