

1512 and 667

Real Estate Mortgage

FILED
GREENVILLE CO. S. C.
AUG 26 11 32 AM '80
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 21st day of August, 19 80, by Sam R. Baughman
hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Ten Thousand One Hundred Twenty-Five and No/100 (\$ 10,125.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of One Hundred Sixty-Six and 47/100----- (\$ 166.47) Dollars each, the first instalment being due September 15, 19 80 and the remaining instalments are due on the 15th day of each month thereafter.

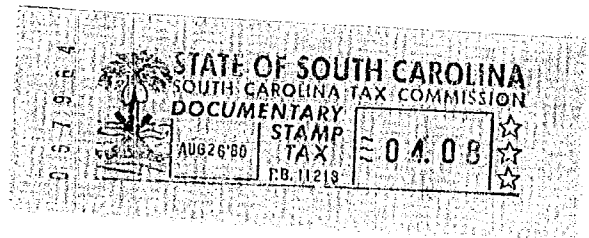
NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Town of Fountain Inn, on the eastern side of Quillen Avenue, and being designated as property of B. Bruce Lollis, Jr. and Pam D. Lollis on plat prepared by J. L. Montgomery, III, dated October 5, 1976, recorded in Plat Book 5W, Page 32, RMC Office for Greenville County, S. C. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located 412.75 feet from the intersection of Weston Street and Quillen Avenue, and running thence S. 54-49 E., 188.7 feet to an iron pin; thence turning and running N. 36-38 E. 65.2 feet to an iron pin; thence turning and running N. 53-53 W. 191.82 feet to an iron pin; thence turning and running along Quillen Avenue, S. 33-58 W. 68.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of B. Bruce Lollis, Jr. and Pamela D. Lollis dated August 25, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1063, at Page 441, on August 25, 1977.

1524



TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.