

GREENVILLE, S.C. MORTGAGE
OCT 23 3 07 PM '80
SONNIE TANKERSLEY
R.M.C.

BOOK 1521 PAGE 377

THIS MORTGAGE is made this 13 day of October 1980, between the Mortgagor, Mildred B. Verdin (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 Six Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 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 November 1, 1990;

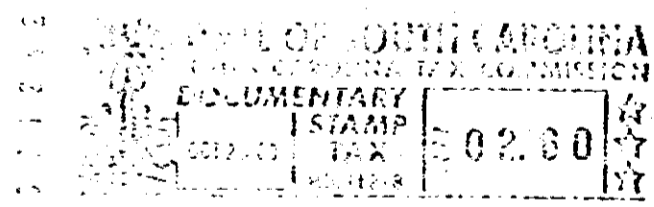
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 State of South Carolina, County of Greenville, Town of Fountain Inn, on the west side of Cherry Lane Drive, known and designated as Lots 9 and 10 on plat of property of W. Shell Thackston prepared by C. O. Riddle, Surveyor, dated May 9, 1962 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a fence post on the west side of Cherry Lane Drive and running thence along the west side of said Drive S. 40-20 E., 220.14 feet to an iron pin, joint front corner with Lot 11 on said Drive; thence with the joint line of said Lot 11 S. 47-40 W., 126.9 feet to an iron pin back joint corner of Lots 11, 4 and 5; thence along the joint line of Lots 4, 3 and 2 N. 42-20 W., 220 feet to an iron pin, back joint corner with Lots 1 and 2; thence N. 47-40 E., 134.6 feet to the joint line of land now or formerly of Mrs. Willis E. Case to the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Robert M. Verdin as recorded in the RMC Office for Greenville County in Deed Book 754, Page 62 recorded 7/27/64 and by deed of Robert M. Verdin as recorded in the RMC Office for Greenville County in Deed Book 1104, Page 797 recorded 6/14/79.

This mortgage is second and junior in lien to that certain mortgage held by United Federal Savings & Loan as recorded in the RMC Office for Greenville County in Mortgage Book 1472, Page 696 recorded 7/6/79 in the original amount of \$22,000.00.



which has the address of 207 Cherry Lane Drive, Fountain Inn, South Carolina 29644 (herein "Property Address");

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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