

Mortgagee's Address: 201 Trade Street
Fountain Inn, SC 29644

Closing Date November 12, 1980
(Date Instrument Delivered)

Nov 18 4 03 PM '80
DORR BANKERSLEY (See Rider Attached)
R.H.C.

MORTGAGE

BOOK 1524 PAGE 868

THIS MORTGAGE is made this 12th day of November, 1980, between the Mortgagor, Patricia Whitt Sargent (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").

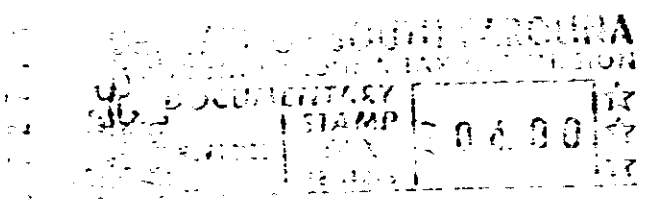
"NOTE" includes all Renewals and Amendments of the Note dated November 12, 1980. WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 County of Greenville, State of South Carolina, Town of Mauldin, being shown and designated as Lot 10 on a plat recorded in the RMC Office for Greenville County in Plat Book WW, at Pages 74 and 75 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at the joint front corner with Lot 11 and running thence with the joint line of Lot 11 S. 29-45 E. 155.3 feet to an iron pin; thence S. 60-35 W. 82.5 feet to an iron pin; thence N. 24-10 W. 25 feet to an iron pin at the rear corner of Lot 9; thence N. 29-45 W. 130 feet to an iron pin on the southern side of Pleasant Drive; thence with the edge of said Drive N. 60-15 E. 80 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of J. W. Whitt dated 5-4-73 and recorded 5-9-73 in the RMC Office for Greenville County in Deed Book 974, at Page 229.



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NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND December 1, 1990. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

which has the address of 118 Pleasant Drive, Mauldin, S. C., 29662 (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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