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MORTGAGE

1527-268

THIS MORTGAGE is made this 6th day of December 1980, between the Mortgagor, Joann J. Paxton (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 Nine Thousand Eight Hundred and No/100 (\$9,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 January 1, 1989

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 with all improvements thereon, lying, being and situate in the County of Greenville, State of South Carolina, Fairview Township, near the Town of Simpsonville, and shown as Lot No. 53 on a Plat No. 5 of West Georgia Heights, recorded in the R.M.C. Office for Greenville County, and having according to said Plat the following metes and bounds:**

**BEGINNING at an iron pin on the southern side of Seminole Drive at the joint front corner of Lots 53 and 37 and running thence along the southern side of Seminole Drive S. 89-47 E. 200 feet to an iron pin; thence S. 0-13 W. 200 feet to an iron pin; thence N. 89-22 W. 200 feet to an iron pin at the joint rear corner of Lots 53 and 37; thence with the joint line of said lots N. 0-13 E. 200 feet to an iron pin at the point of beginning.**

This being the same property conveyed to the Mortgagor herein by deed of Douglas J. Paxton November 26, 1971, recorded December 8, 1971 in Deed Volume 931 at page 260.

which has the address of 78 Seminole Drive, Simpsonville (Street) (City) S.C. 29681 (State and Zip Code) (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 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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