

Closing Date: December 18, 1980
(Date Instrument Delivered)

OFFICE OF THE CLERK OF COURT
SOUTH CAROLINA
MORTGAGE
NEGOTIABLE RATE NOTE
(See Rider Attached)

1028 111-78

THIS MORTGAGE is made this 18th day of December
19 80, between the Mortgagor, Arthur C. Babson, Jr. and Mary Ann Babson
(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
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand Five Hundred
Fifty and No/100 (\$46,550.00) Dollars, which indebtedness is evidenced by Borrower's note
dated December 18, 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, 2011

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 hercof (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 lot of land in Greenville County, South Carolina, in the Town of
Mauldin, being shown as Lot 98 on plat of EASTDALE DEVELOPMENT recorded in
Plat Book YY, at Pages 118-119, in the RMC Office for Greenville County,
and being on the southern side of Mimosa Drive, and having such metes and
bounds as shown on said plat.

This being the same property conveyed to Mortgagor by deed from Craig N.
White and Jacquelyn C. White dated December 18, 1980 to be recorded herewith.

RECORDED
1980 DEC 18

**NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC
RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND January 1,
2011. 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 PAYMENT IS ATTACHED TO THIS MORTGAGE
AS AN EXHIBIT.**

which has the address of 316 Mimosa Drive Mauldin
(Street) (City)
S.C. 29662 (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 improve-
ments 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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