

21652 DM LH
Renee B. Fletcher

GREENVILLE FILED
MORTGAGE
S.C.
JAN 15 03 PM '81
SONNERS

BOOK 1531 PAGE 172

THIS MORTGAGE is made this day of JANUARY
19. 81, between the Mortgagor, THOMAS FLETCHER, JR. and RENEE B. FLETCHER
(herein "Borrower"), and the Mortgagee,
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HENDERSONVILLE
under the laws of North Carolina, whose address is
5th at Church -- Hendersonville, North Carolina 28739 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED THIRTY-TWO
THOUSAND AND NO/100 (\$132,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated January 15th, 1981 (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 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, Glassy Mountain Twp.,
State of South Carolina:

ALL that certain piece, parcel, or tract of land situated, lying and
being in the State of South Carolina, County of Greenville, Glassy Moun-
tain Township, about one mile southeast of Tryon, North Carolina, being
shown and designated as two tracts, containing 3.6 acres and 3.8 acres,
respectively, on a plat of a section of Glenwood prepared by J.Q. Bruce,
Registered Surveyor, September 26, 1952, and having, in the aggregate
according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Butter Street at the corner of a 4
acre tract being conveyed by Andrew C. Wetterer to Wolf, and running thence
along the center of Butter Street, North 5 degrees 10 minutes West 175 feet
to a point in said street; thence continuing along the center of Butter
Street, North 2 degrees 45 minutes East 206 feet to a point; thence con-
tinuing along the center of Butter Street, North 2 degrees 45 minutes East
36 feet to a point in said street; thence North 82 degrees East 753 feet
to a poplar at or near a branch; thence following the meanders of said
branch, a traverse line being South 5 degrees West 160 feet to a leaning
white oak at or near said branch; thence South 22 degrees East 99 feet,
crossing said branch to a stake; thence South 11 degrees East 84 feet to
a stake; thence South 9 degrees East 56 feet to a chestnut oak at the
northeast corner of the aforesaid property being conveyed to Wolf; thence
along the line of said property, South 80 degrees 40 minutes West 459 feet,
crossing a road, to a Spanish oak; thence South 33 degrees West 100 feet to
a pine; thence North 85 degrees 40 minutes West 301 feet to the beginning
corner; being a portion of the property conveyed to the late Julian Cal-
houn by E. Inman, Master by deed dated March 23, 1936, recorded in the
RMC Office for Greenville County in Deed Vol. 173, Page 95, and also by
correction deeds recorded in Deed Vol. 342, Page 234 and Deed Vol. 541,
Page 256.

Together with an easement or right of way to use the road which leads from
the Brehm property and crosses the 4 acre trace conveyed to Wolf for the
purpose of ingress and egress to and from the above described property,
said easement to run with the above described property and to inure to the
benefit of the Grantee herein, her heirs and assigns forever.
(Description continued on attached Exhibit "A")

which has the address of
[Street] [City]

South Carolina 29356 (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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