

FILED
S.C.

MORTGAGE

BOOK 1543 PAGE 986

THIS MORTGAGE is made this 8th day of June, 1981, between the Mortgagor, Pearl Lee Dennis (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").

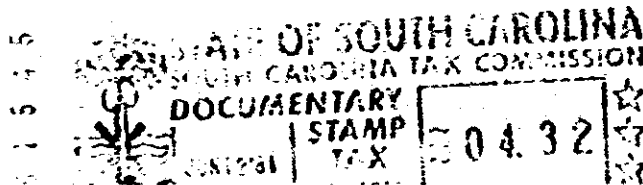
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Eight Hundred and no/100ths (\$10,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1996

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 with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Fountain Inn and shown on a plat entitled "Property of Pearl L. Dennis" by C. O. Riddle, RLS, dated 10/12/71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the existing dirt road and running thence N. 75-50 E., 150 feet to an iron pin; thence N. 21-20 W., 136.1 feet to an iron pin; thence S. 75-50 W., 133.03 feet to an iron pin on the Eastern side of said road; thence along side of said road S. 14-10 E., 135 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to Pearl L. Dennis by deed of Lilla H. Jones conveying a portion of Lots #78 and #79 of Bryson Village Subdivision which constitutes the Southwestern corner of the above property as recorded in the RMC Office for Greenville County in Deed Book 987 at Page 219 on October 30, 1973 and by deed of G. W. Smith conveying a portion of Lots #83 and #84 of same subdivision which constitutes the Northwestern portion of the above property as recorded in the RMC Office for Greenville County in Deed Book 987 at Page 189 on October 30, 1973 and by deed of David H. and Sonia Pavluk conveying a portion of Lot #78 and all of the property described above running East of the Jones and Smith properties as recorded in the RMC Office for Greenville County in Deed Book 987 at Page 197 on October 30, 1973.



which has the address of Route 2, Howard Drive, Simpsonville, SC 29681
(Street) (City)
..... (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 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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