

FILED  
GREENVILLE S.C.

# MORTGAGE

Nov 20 10 41 AM '81

GREENVILLE S.C.

THIS MORTGAGE is made this 20th day of NOVEMBER 1981, between the Mortgagor, IDA B. LEHOTAY (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 THIRTY-FIVE THOUSAND FOUR HUNDRED SEVENTY AND 21/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 20, 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 March 1, 2008;

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:

Located on a plat entitled WOODHEDGE, Section I, prepared by Piedmont Engineers and Architects, dated December 21, 1973, being shown and designated as Lot 41 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Arrowood Court at the joint front corner of Lots 40 and 41 and running thence with the common line of said lots N 46-00 W 172.4 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot 41 N 43-59 E 109.9 feet to an iron pin at the joint rear corner of Lots 41 and 42; thence along the common line of said lots S 46-00 E 174.1 feet to an iron pin at the joint front corner of said lots on Arrowood Court; thence with said Arrowood Court S 44-59 W 110.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor by deed of instant date from Douglas E. Penland and Lynda C. Penland to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS, GREENVILLE, SOUTH CAROLINA  
DOCUMENTARY STAMP  
TAX \$14.20  
FEE \$1.00

which has the address of 3 Arrowood Court Mauldin, South Carolina 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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