

201 Trade St.  
Fountain Inn, SC 29644

FILED  
MAR 15 AM '82  
DONALD W. WILKINS  
RECORDER

**MORTGAGE**

BOOK 1585 PAGE 992

THIS MORTGAGE is made this 12 day of March 1982, between the Mortgagor, Edwin L. Osborne and Mildred S. Osborne (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").

*Handwritten initials*

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Twenty-Three & 41/100 (\$29,023.41) Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1995

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 tract of land in Greenville County, State of South Carolina, being known and designated on plat entitled "Property of Floyd H. and Jewell W. Barbrey", dated March 6, 1971, prepared by C. F. Webb, RLS and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on S. C. Highway #417 and running thence N. 12-05 E. 103.3 feet to an old iron pin; thence N. 70-02 E., 241 feet to an old iron pin; thence N. 43-39 E., 286 feet to an old iron pin; thence S. 46-30 E., 239 feet to an old nail in the road to Clear Springs Church, passing over old iron pin 30 feet back on line; thence with the center line of said road to Clear Springs Church, S. 43-30 W., 651.4 feet to an old iron pin in said road; thence with property of Mayfield N. 34-40 W., 299.4 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Keith M. Worthy and Suzanne M. Worthy of even date, to be recorded herewith.



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which has the address of Clear Springs Road, Simpsonville (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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