

FILED  
GREENVILLE, S.C.  
FEB 21 10 19 AM '79 MORTGAGE

BOOK 69 PAGE 1200  
BOOK 1157 PAGE 944

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 20 day of February, 1979, between the Mortgagor, Windsor Group, Inc. (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 Two Hundred Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on or before March 1, 1981 with interest to be paid on April 1, July 1, September 1 and January 1 of each year until paid in full.

This is the identical property conveyed to the mortgagor by deed of Charles Strange as Executor of the Last Will and Testament of Clyde N. Strange as recorded in the RMC Office for Greenville County in Deed Book 1092, Page 246 recorded November 17, 1978.

The release fee per lot will be \$7,000.00, payable to the Association at or before the closing of any sale or other disposition of any lot in the aforesaid subdivision. The amount of any release paid to the Association shall not be deducted from any payments due by Borrower under the note which this mortgage secures.

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DONNIE S. TANKERSLEY  
R.M.C.

JAN 23 1980  
10 AM  
UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN  
FOUNTAIN INN, S.C. 29644  
Richard C. Powell, Vice President  
James H. Taylor, Secretary  
Donnie S. Tankersley, R.M.C.  
cancelled  
R.M.C.

which has the address of 24 Hampton Corner (Street) Taylors (City) 29787 South Carolina 29687 (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 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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FNLMC UNIFORM INSTRUMENT

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