

GREENVILLE CO. S. C.
 FILED
 NOV 23 11 18 AM '79
 DONALD S. TANKERSLEY
 R.M.C.

MORTGAGE

BOOK 1489 PAGE 153

THIS MORTGAGE is made this 23rd day of November, 1979, between the Mortgagor, Alvin C. Dennis and Eliza G. 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 Forty Three Thousand (\$43,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 April 1, 2010;

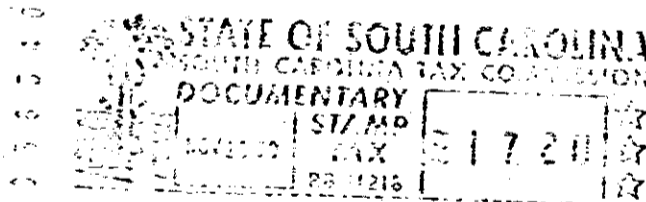
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcels or lots of land in the State of South Carolina, County of Greenville, being known and designated as Lots 2 and 3 as shown on a Plat of View Point Acres, prepared by C. O. Riddle, Surveyor, dated March 12, 1971, and recorded in Plat Book 4 R-7, Office of the R. M. C. for Greenville County, having according to said Plat, such metes and bounds as appears thereon.

THIS conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

BEING in Tax District 130-560.2-1-48 and 49.

THIS being the same property conveyed unto Alvin C. Dennis and Eliza G. Dennis by deed from E. C. Vernon and R. H. Vernon on June 19, 1979, and recorded June 19, 1979 in Deed Book 1105, page 127, in the Office of the R. M. C. for Greenville County.



GCTO -----2 NO23 79 1135

which has the address of Lots 2 & 3 Nancy Drive, View Point Acres, Simpsonville, (Street) (City)
South Carolina 29681 (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".

4.15CI

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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