

APR 10 1 45 PM '79 MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 4th day of April 1979, between the Mortgagor, Esko Lehtinen (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").

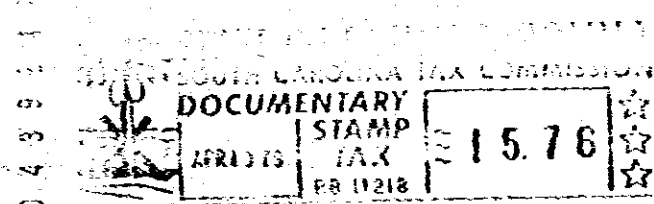
WHEREAS, Borrower is indebted to Lender in the principal sum of --Thirty Nine Thousand Four Hundred and No/100 (\$39,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot #140 on plat of BRENTWOOD, Section III, recorded in Plat Book 5D, Page 42, and by more recent plat prepared by R. D. Wooten, Jr., RLS, dated December 4, 1978, recorded in Plat Book 6U, at Page 82, on January 16, 1979, and being described in accordance with said more recent plat, to-wit:

BEGINNING at an iron pin on the southerly side of Brentwood Way, joint front corner with Lot 139 and 140 and running thence S. 02-02 E. 178.5 feet to an iron pin on creek; thence with said creek as the line N. 85-57 W. 110.0 feet to an iron pin; thence leaving said creek and running N. 02-13 W. 168.3 feet to an iron pin on Brentwood Way; thence with said Way N. 88-48 E. 110.0 feet to an iron pin, being the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of James Leary Builders, Inc., dated April 4, 1979, and recorded of even date herewith.



which has the address of 1116 Brentwood Way, Simpsonville, S. C. 29681 (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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