

FILED
GREENVILLE CO. S. C.
APR 10 4 02 PM '79
BERNIE C. TAKEMESLEY
R.H.C.

MORTGAGE

VOL 1462 PAGE 789

THIS MORTGAGE is made this 9 day of April, 1979, between the Mortgagor, William A. and Elizabeth J. Tipping, (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").

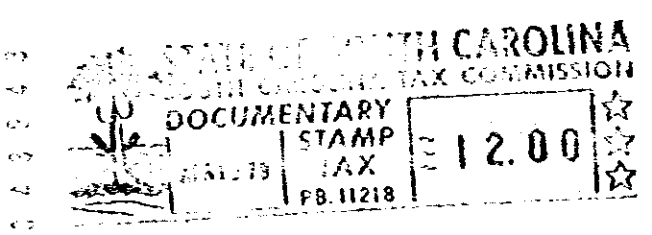
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2004.

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: Town of Fountain

ALL that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, and on the southwest side of North Main Street in the Corporate Limits of the Town of Fountain Inn, known as 203 North Main Street and described more particularly as follows:

BEGINNING at an iron pin, joint front corner of property now or formerly belonging to the John I. McGee Estate, said Estate property now being occupied by A. E. Green Company, Inc. and running thence along North Main Street, in a northwesterly direction 97 feet, more or less, to iron pin at joint front corner with Lot of C. J. Jones, Jr; thence with Jones lot line in a southwesterly direction to Railroad right-of-way and Railroad Street (a distance of approximately 431.74 feet); thence in a southwesterly direction with Railroad right-of-way and Railroad Street, 101.64 feet, more or less, to corner with property now occupied by A. E. Green Company, Inc; thence with joint line of property now occupied by the Green Company in a northeasterly direction approximately 383.24 feet to an iron pin, the beginning point; and bounded by North Main Street; C. J. Jones, Jr., Railroad Street and Railroad right-of-way; and property now or formerly belonging to John I. McGee Estate and occupied by the A. E. Green Company, Inc.

This is the identical property conveyed to the mortgagors by deed of C. J. Jones, Jr. and Virginia Jones Kellett to be recorded on even date herewith.



which has the address of 203 North Main Street Fountain Inn, South Carolina 29644. (herein "Property Address");
[Street] [City] [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.

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