

United Federal Savings & Loan Association
P. O. Box 337
Mauldin, S. C. 29662

FILED
MORTGAGE
1 19 PM '79
LONNIE TANNIS
R.M.C. 29804

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C.

Vol 1471 Page 859

THIS MORTGAGE is made this 29 day of June, 1979, between the Mortgagor, Helen Foster Deitrick (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-Five Thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 July 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 on the northern side of Poinsett Avenue, in the City and County of Greenville, State of South Carolina, at the intersection of Poinsett Avenue and Bennett Street, being shown and designated as Lot 2 on a plat of Property of J. S. O'Neal and Manning Jones, recorded in the RMC Office for Greenville County in Plat Book G, at Page 156, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Poinsett Avenue at the joint corner of Lots 1 and 2 and running thence with the common line of said Lots, N. 27-00 E., 161.3 feet to an iron pin at the joint rear corner of said Lots; thence S. 70-47 E. 50.5 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the common line of said Lots, S. 21-58 W. 169.8 feet to an iron pin on the northern side of Poinsett Avenue; thence with said Avenue, N. 62-45 W. 65 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from Thomas P. Dowling and Donna G. Dowling of even date to be recorded herewith in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
13.00
1979 1218

GCTC
GCTC
1 UN2979 1503
1 UN2979 1504

which has the address of 17 Poinsett Avenue Greenville
(Street) (City)
South Carolina, 29601 (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 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.

5.50CT
15CT

0.859

4328 RV-2