

FILED
DEPT. OF REVENUE, S. C.

JUL 25 1979
MORTGAGE
DOWNSHIRE BANKERSLEY
S. C.

Vol 1474 Page 530

THIS MORTGAGE is made this 25th day of July 1979 between the Mortgagor, Richard L. Rigdon and Nancy N. Rigdon (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").

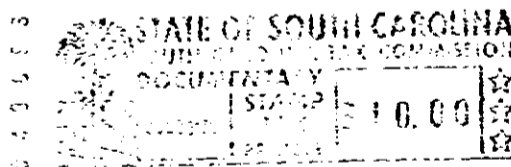
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 City of Greenville, County of Greenville, State of South Carolina, on the northeastern side of Corrine Drive in a subdivision known as University Heights, being composed of Lot 70, Block F, of said subdivision, and the adjoining 40 feet of Lot 73, Block F, as shown on a plat of said subdivision prepared by Piedmont Engineering Service, Greenville, South Carolina, dated January, 1949, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book BB, Page 21. According to said plat the within conveyed premises have the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northeastern side of Corrine Drive at the joint front corner of Lots 69 and 70, Block F, which iron pin is 490 feet from the intersection of Corrine Drive and Carmel Street and running thence along the common line of Lots 69 and 70 N 56-37 E 212.4 feet to an iron pin; thence along the rear line of Lot 70 and 73, N 32-07 W 140 feet to a point; thence through Lot 73, S 56-37 W 210 feet, more or less, to a point on the northeastern side of Corrine Drive; thence along the northeastern side of Corrine Drive S 31-15 E 140 feet to an iron pin, the beginning corner.

DERIVATION: This is the same property conveyed to Mortgagor by deed of Bernice Brown and Mary L. Brown as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1107, Page 588, on July 25, 1979.



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which has the address of 120 Corrine Drive Greenville, South Carolina 29607 (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 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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