

GREENVILLE CO. S. C.
JUL 26 10 50 AM '79
DONALD E. TANNERSLEY
R.M.C.

MORTGAGE

1474-810

THIS MORTGAGE is made this 25 day of July 1979, between the Mortgagor, Allen H. Griffith (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 Seven Thousand Five Hundred and no/100 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 November 1, 1999.

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 piece, parcel or lot of land in Greenville County, South Carolina, according to a plat made by Webb Surveying and Mapping Company on property of Allen Griffith, on Woodruff Road, and having the following metes and bounds, to-wit:

BEGINNING 160 feet from the corner of Vaughn and Griffith property approximately three-tenths of a mile from Jonesville Road in a north-easterly direction, and running thence with said Road, S. 49-08 E., 113.6 feet to an iron pin; thence N. 41-50 E., 496.8 feet to an iron pin; thence S. 54-51 E., 212.89 feet to an iron pin; thence with Vaughn property S. 34-54 W., 181.7 feet to an iron pin; thence N. 49-48 W., 130.0 feet to an iron pin; thence with Griffith property S. 40-06 W., 334.4 feet to an iron pin the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Frances Griffith Bragg and Joann Griffith as recorded in the RMC Office for Greenville County in Deed Book 1106, Page 948 recorded July 18, 1979.

STATE OF SOUTH CAROLINA
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which has the address of Route # 5, Highway 146 Simpsonville South Carolina 2968 (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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