

FILED
S. C.
AUG 14 '79
SHERIFF'S OFFICE

MORTGAGE

VOL 1475 PAGE 128

THIS MORTGAGE made this 10th day of August 19 79 between the Mortgagor, Lewis H. Simcox and Miriam L. Simcox (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, Greenville, S.C. 29644 (herein "Lender").

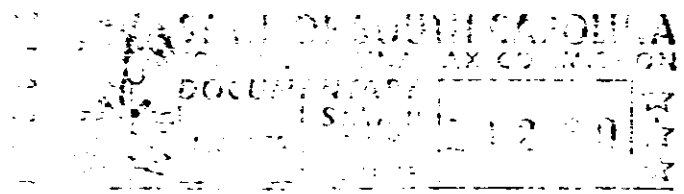
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Five Hundred & no/100 (\$31,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 1979, (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 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 in the State of South Carolina, County of Greenville, Austin Township, in the City of Mauldin, lying on the southern side of Fairfield Drive, being shown and designated as Lot 110 on a plat of Glendale Subdivision, prepared by C. O. Riddle, RLS, dated May, 1953, recorded in the RMC Office for Greenville County in Plat Book QQ, Page 77, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fairfield Drive at the joint front corner of Lots 110 and 111 and running thence S. 80-39 E. 2.8 feet to an iron pin; thence with the curvature of Fairfield Drive (the chord of which is N. 86-57 E. 80.9 feet) to a point; thence S. 42-44 E. 152.9 feet to an iron pin; thence S. 11-16 W. 86.7 feet to an iron pin; thence N. 78-44 W. 200.0 feet to an iron pin; thence N. 9-21 E. 155.9 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors herein by deed of James Robert Kent dated August 8, 1979, recorded in Book 1108 at Page 168 on August 13, 1979.



which has the address of 208 Fairfield Drive, Mauldin, S.C., 29662 (herein "Property Address");
[State and Zip Code] [Street] [City]

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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