

GREENVILLE, S.C.
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BOOK 1492 PAGE 582

MORTGAGE

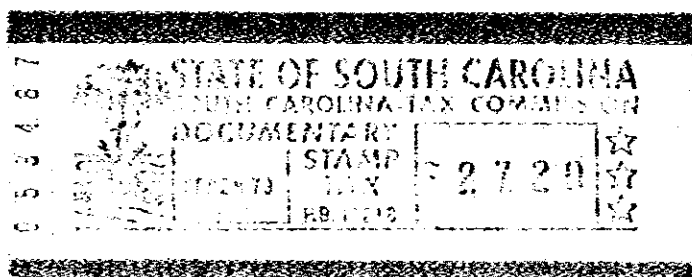
THIS MORTGAGE is made this 28th day of September 1979 between the Mortgagor, CHARLES D. RANKIN and MARIAN O. RANKIN (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY EIGHT THOUSAND and No/100-----(\$68,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 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: in the corporate limits of Mauldin, being shown on a plat by R. B. Bruce, R. L. S., as Lot No. 112 on a plat of FORRESTER WOODS, Section 7, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P at Pages 21 and 22, and having the following metes and bounds, as shown thereon, to-wit:

BEGINNING at a point on Stoney Creek Drive, the joint corner of Lots Nos. 112 and 113, and running thence with said Drive, S. 41-0 W. 100 feet to a point, the joint corner of Lots Nos. 111 and 112; thence with the common line of said lots, N. 49-0 W. 165 feet to a point; thence running N. 41-0 E. 100 feet to a point, the joint corner of Lots Nos. 112 and 113; thence with the common line of said lots, S. 49-0 E. 165 feet to a point on Stoney Creek Drive, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of R. L. Rucker Builder, Inc., dated September 28, 1979, and recorded simultaneously herewith.



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which has the address of 222 Stoney Creek Drive, Greenville, S.C., 29607 (Street) (City) (State and Zip Code) (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 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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