

GREENVILLE CO. S. C.
OCT 7 3 03 PM '79
DONALD S. TANKERS

MORTGAGE

THIS MORTGAGE is made this 28 day of September 1979, between the Mortgagor, Terry L. Tucker and Shelby J. Tucker (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 Twelve Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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 October 1, 1989;

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 lot of land in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, being known and designated as Lot Number 106, on a plat of Revision of Stonewood Subdivision recorded in Plat Book 4F, Page 16 and being described as follows in accordance with an amended deed, plat of such lot prepared by Campbell and Clarkson, Surveyors entitled Property of Michael L. Cox and Annie C. Cox, dated April 29, 1971.

BEGINNING at an iron pin on the northeasterly edge of the turn around of Demorest Circle, joint front corner with Lots 106 and 107, and running thence along the line of Lot No. 107 N. 49-54 E., 179.7 feet to an iron pin; thence along the line of Lot 103 S. 2-10 E., 100 feet to an iron pin; thence S. 14-51 E., 35 feet to an iron pin at the joint rear corner with Lot 103; thence along the line of Lot 105 S. 59-47 W., 128.9 feet to an iron pin on the edge of Demorest Circle; thence with the edge of said Circle N. 1-33 E., 44.8 feet to an iron pin on said Circle; thence continuing with the line of said Circle N. 46-56 W., 25 feet to the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Reese H. Babb, Sr. and Azalea J. Babb to be recorded on even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 15.00

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which has the address of 102 Demorest Circle Fountain Inn South Carolina 29644 (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 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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