

FILED  
GREENVILLE CO. S.C.

NOV 16 2 25 PM MORTGAGE

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DOONIE TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 15th day of November 19. 79. between the Mortgagor, Jerry Sullivan

(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 Forty Thousand & No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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 March 1, 2005

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 Greenville County, State of S.C. being located on the southwesterly side of McKinney Road and being shown on plat of property of Jerry Sullivan prepared by Jones Engineering Service dated August 7, 1979 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of McKinney Road and running thence with line of property now or formerly of Robert L. Chapman S. 46-56 W. 265 feet to an iron pin; thence a new line through property of Sullivan N. 33-04 W. 305.4 feet to an iron pin on line of property now or formerly of Knight; thence with line of said Knight property N. 83-32 E. 259.6 feet to an iron pin in the center of McKinney Road; thence with the center line of McKinney Road S. 44-29 E. 146 feet to the beginning corner, containing 1.25 acres, more or less.

This being the same property conveyed to the Mortgagor herein by deed of Alvin Sullivan, Florida Sullivan and Emma Williams Sullivan August 30, 1979, recorded in the RMC Office for Greenville County, S.C. August 31, 1979 in Deed Volume 1110, page 604.

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which has the address of Rt. 4, McKinney Road, Simpsonville S.C. 29681 (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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