

MORTGAGE

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THIS MORTGAGE is made this 31st day of July 1980 between the Mortgagor, Kenneth H. Hance (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 Nineteen Thousand and Five Hundred and No/100 (\$19,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2000.

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, with all buildings and improvements thereon, in the Fifth Ward of the City of Greenville, County of Greenville, State of South Carolina, located on the North Side of Vardry Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Vardry Street, corner of property now or formerly of P. H. Major and running thence, N. 16-48 W. 230.7 feet to an iron pin on property now or formerly of R. Lenhardt; thence S. 70-55 W. 49.3 feet to an iron pin; thence S. 15-48 E. 191.5 feet to an iron pin on Vardry Street; thence along Vardry Street, S. 71-24 E. 64.5 feet to the beginning corner.

The above description based upon plat recorded in the RMC Office for Greenville County, South Carolina, in plat book C at page 269.

This being the same property conveyed to the mortgagor by deed of William Robert McDonald et.al. recorded on May 15, 1979 in Deed Book 1193 at Page 382.

which has the address of 406 Vardry Street Greenville (Street) (City) S.C. 29601 (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 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

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