

FILED GREENVILLE CO. S. C.

SEP 10 2 57 PM '80

DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

BOOK 1515 PAGE 279

THIS MORTGAGE is made this Third day of September 1980, between the Mortgagor, G. G. Whitt (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").

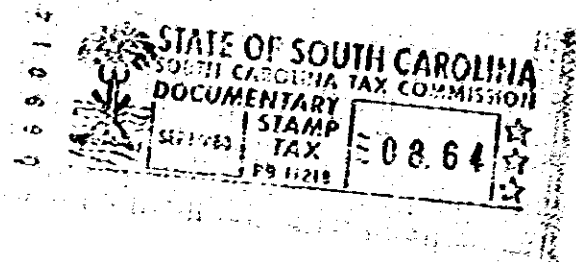
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand six hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 the improvements thereon lying being and situate in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 14 in accordance with Plat of J. W. Whitt dated April 1957 made by C.O. Riddle and recorded in the RMC Office for Greenville County, being more fully described in accordance with said plat to-wit;

BEGINNING at an iron pin on the northern side of Pleasant Drive, joint front corner of Lots 15 and 14 and running thence N. 29-45 W. 199.3 feet to an iron pin; thence N. 60-38 E. 99.8 feet to an iron pin; thence S. 23-48 E. 221.9 feet to iron pin on the Northern side of Pleasant Drive; thence along Pleasant Drive S. 76-17 W. 80 feet to iron pin, being the point of beginning.

BEING the identical property conveyed to the mortgagor by deed of J. W. Whitt on November 12, 1958, recorded in the RMC Office of Greenville County November 14, 1958, Book 610, page 324.



which has the address of 121 Pleasant Drive Mauldin SC 29662 (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.