

FILED
GREENVILLE CO. S. C.
SEP 11 1 53 PM '80

MORTGAGE

BOOK 1515 PAGE 445

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 5th day of September, 1980, between the Mortgagor, Carl L. Putnam (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").

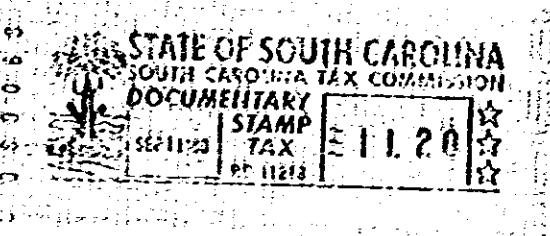
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty eight thousand and 00/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1995;

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township containing one (1) acre according to plat made by Carolina Engineering & Surveying Company dated March 20, 1964 recorded in the RMC Office for Greenville County in Plat Book FFF at page 148, and having according to said plat the following metes and bounds:

Beginning at an iron pin at the intersection of the Fairview Road and County Road S23-542, presently known as Harrison Bridge Road, being the northeastern corner of mortgagor's property and running thence along Fairview Road S. 15-15 W. 160 feet to an iron pin; thence N. 73-05 W. 272 feet to an iron pin; thence N. 15-15 E. 160 feet to an iron pin; thence S. 73-05 E. 272 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Fannie Mae A. Putnam recorded in the RMC Office for Greenville County in Deed Book 751 at page 55 on May 4, 1964.



which has the address of Route 2, Fairview Road, Simpsonville, South Carolina 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 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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