

MORTGAGE

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DUNKLEBANKERSLEY

THIS MORTGAGE is made this 24th day of October 1980, between the Mortgagor, Charles C. Maxwell and June W. Maxwell (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").

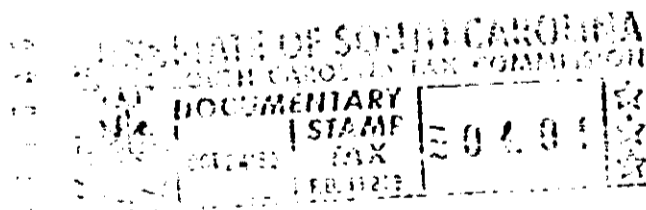
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Twenty and 29/100 (\$10,020.29) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1992;

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 situate, lying and being in Austin Township, Greenville County, S.C., in the Town of Simpsonville, on the south side of North Pliney Circle, being shown and designated as Lot 67 on plat of LEAGUE ESTATES prepared by W.J. Riddle, dated October 1941, recorded in the RMC Office for Greenville County, S.C., in Plat Book K, at Page 111, and being more particularly shown on a plat of the Property of George Payne DeMenezes prepared by J.C. Hill, dated August 8, 1957, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of North Pliney Circle at the front corner of Lot 68, which pin is N. 70-15 E. 416.5 feet from the intersection of North Pliney Circle with U.S. Highway #276, and running thence with the south side of North Pliney Circle N. 70-15 E. 100 feet to an iron pin, front corner of Lot 66; thence with the line of said lot S. 19-45 E. 200 feet to an iron pin, rear corner of Lot 44; thence with the rear line of said lot S. 70-14 W. 100 feet to an iron pin, rear corner of Lot 68; thence with the line of said lot N. 19-45 W. 200 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of B. F. Reeves, to be executed and recorded of even date herewith.



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which has the address of 202 North Pliney Circle, 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 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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