

FILED
GREENVILLE S.C.
NOV 25 3 55 PM '80
JOHN BANKERSLEY
R.M.C.

MORTGAGE

1525 818

THIS MORTGAGE is made this 28th day of November 1980, between the Mortgagor, Bill G. Bullard & Marilyn C. Bullard (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 Seven Thousand Eighty Four & 79/100 (\$47,084.79) Dollars, which indebtedness is evidenced by Borrower's note dated November 28, 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 April 1, 2008.

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 the County of Greenville, State of South Carolina, City of Simpsonville, being known and designated as Lot No. 269, South Almond Drive, Poinsettia Subdivision, Section V, Plat Book 4R, Page 87, RMC Office for Greenville County, and shown on a more recent plat of Bill G. Bullard and Marilyn C. Bullard, prepared by Freeland & Associates, Surveyors, dated November 24, 1980, recorded in the RMC Office for Greenville County in Plat Book 8-1 at Page 12, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on South Almond Drive, joint front corner of Lot Nos. 269 and 268, and running thence with the common line of said lots, N. 26-00 E., 183.75 feet to an iron pin; thence with the joint rear corner of Lot No. 273, S. 49-11 E., 25.0 feet to an iron pin; thence continuing with said Lot N. 88-38 E., 27.6 feet to an iron pin; thence with the joint line of Lot No. 270 S. 3-13 E., 167.0 feet to an iron pin on South Almond Drive; thence with said Drive, the chords of which are S. 84-37 W., 55.0 feet to an iron pin; N. 78-40 W., 65.5 feet to an iron pin; N. 61-15 W., 20.0 feet to an iron pin on said Drive, the point of beginning.

This being the identical property conveyed to the Mortgagors by deed of Paul Marcinek and Nancy J. Marcinek to be recorded on even date herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
NOV 25 1980

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which has the address of 407 S. Almond Drive 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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