

FILED
S.C.
PH 100
MORTGAGE
ASLEY

1527 161

THIS MORTGAGE is made this 9th day of December, 1980, between the Mortgagor, Curtis B. Newlen and Mary Pauline Newlen (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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, 2005

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 buildings and improvements thereon, lying and being on the southerly side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot Number 11 on plat entitled "Map 7 Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Creek Lane, said pin being the joint front corner of Lots 10 and 11 and running thence with the common line of said lots S. 7-17-43 E., 188.90 feet to an iron pin, the joint rear corner of Lots 10 and 11; thence S. 75-28 W., 116.32 feet to an iron pin; thence N. 5-37-15 W., 195 feet to an iron pin on the southerly side of Sugar Creek Lane; thence with the southerly side of Sugar Creek Lane N. 78-12 E., 110 feet to the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of Cothran & Darby Builders, Inc., dated December 28, 1979, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1118, Page 102, on December 28, 1979.

[Faint signature and stamp area]

which has the address of 403 Sugar Creek Lane Greer
(Street) (City)
South Carolina 29651 (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 created 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.

GCTO -----3 DE 10 80 1324 4.00CI

1527 161

4328 RV-2