

RECORDED
11 25 AM '80
S.C.
WESLEY

MORTGAGE

1527-1177

THIS MORTGAGE is made this 8th day of December 1980 between the Mortgagor, LOUIS V. STEPLE and BARRARA T. STEPLE (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 Twelve Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 January 1, 1991.

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 State and County aforesaid in Mauldin Township, shown as and known as Lot 45 at the intersection of Thelma Drive and Lanier Lane in Cedar Terrace Subdivision on a plat thereof which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB at Page 137 and having such metes and bounds as appears thereon.

This is the same property conveyed to the Mortgagors herein by deed of Patricia D. Snalley recorded in the Greenville County RMC Office in Deed Book 159 at Page 24 on the 21 day of July, 1977.

This mortgage is junior in priority to that certain note and mortgage heretofore given and granted to United Federal Savings and Loan Association, recorded in the Greenville County RMC Office in REM Book 1401 at Page 789 on June 21, 1977.

which has the address of 110 Lanier Lane, Mauldin, South Carolina 29662 (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 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, covenants 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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