

FILED  
GENERAL S. C.

**MORTGAGE**

BOOK 1535 PAGE 378

MAR 17 3 25 PM '81

THIS MORTGAGE is made this Seventeenth day of March, 1981, between the Mortgagor, MEADORS AND CANNON, INC. (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").

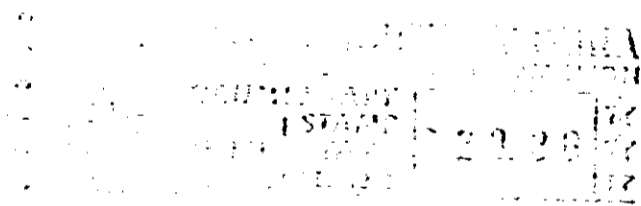
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight thousand four hundred and no/100ths (\$58,400) Dollars, which indebtedness is evidenced by Borrower's note dated March 17, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011

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 in the County of Greenville, State of South Carolina being known and designated as Lot No. 157 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4 X at pages 48 and 49 and having the following metes and bounds to wit:

BEGINNING at an iron pin on the western side of Griffin Road, formerly Green Road at the joint front corner of Lots Nos. 156 and 157; thence with the joint line of said lots N85-18W 165.0 feet to an iron pin; thence N05-54W 100 feet to an iron pin joint rear corner lots nos. 157 and 158; thence with the side lot line of said lots N85-05E 158.0 feet to an iron pin on the western side of Griffin Road; thence with said road S05-37W 130 feet to an iron pin, the point of BEGINNING.

This is the same property as that conveyed to Meadors and Cannon, Inc. by deed of Oak, Inc. dated September 11, 1980 and recorded September 11, 1980 in Deed Book 1133 page 931.



which has the address of Lot 157, Griffin Road, Pinebrook Forest, Greenville (Street) (City)  
South Carolina (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 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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