

MORTGAGE

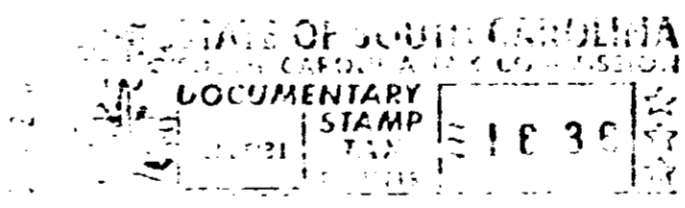
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THIS MORTGAGE is made this 25th day of June 1981, between the Mortgagor, s Gary C. and Vonda S. Skelton (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under 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 THOUSAND EIGHT HUNDRED SIX AND 55/100 (\$40,806.55) Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 November 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 piece, parcel of tract of land situate and lying north of McKinney Road containing 9.36 acres and having according to a survey prepared for Ken Patterson by C. O. Riddle, RLS, dated April 5, 1977, being recorded in the RMC Office for Greenville County in Plat Book 6-E, at Page 99, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of McKinney Road at the corner of property now or formerly owned by Alvin and Florida Sullivan and running thence with the center of McKinney Road S. 41-02 E., 15.55 feet to an iron pin; thence continuing with said road S. 33-01 E., 20.63 feet to a nail and cap at the corner of th- Arthur D. Fleming Estate and running thence N. 5-13 E., 420.6 feet to an iron pin; thence N. 5-31 E., 335.6 feet to an iron pin thence N. 68-15 E., 862.2 feet to an iron pin at the corner of Earl T. Baughman property; thence with his line and continuing with the line of property of Gordon W. and Mary W. Kay, N. 46-44 W., 207.44 feet to an old iron pin; thence N. 49-06 W., 767.56 feet to an old iron pin in the line of Archie M. Thackston property; thence with the line of said property and property of Estelle Knight S. 5-33 W., 1302.3 feet to an iron pin; thence with the line of property of Alvin and Florida Sullivan S. 5-13 W., 393.6 feet to a spike in McKinney Road, the POINT OF BEGINNING. Less 0.51 acres deeded by Grantors to Samuel J. Poole & Linda H. Poole, 9/22/78; see Deed Book 1088, Page 818. This being the same property conveyed to the Mortgagors herein by Deed of Kenneth R. and Mary Joan Patterson, dated June 25, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1150, Page 592.



which has the address of Route #4, McKinney Road, Simpsonville, S. C. 29681 (herein "Property Address");

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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, 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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