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DOAN'S STAMPERS, INC.

MORTGAGE

BOOK 1338 PAGE 958

THIS MORTGAGE is made this 28th day of May 1976, between the Mortgagor, Brian L. DeMary and Belinda W. DeMary (herein "Borrower"), and the Mortgagee, United Federal Savings and Loan Association, a corporation organized and existing under the laws of The State of South Carolina whose address is 201 Trade Street, Fountain Inn, South Carolina (herein "Lender").

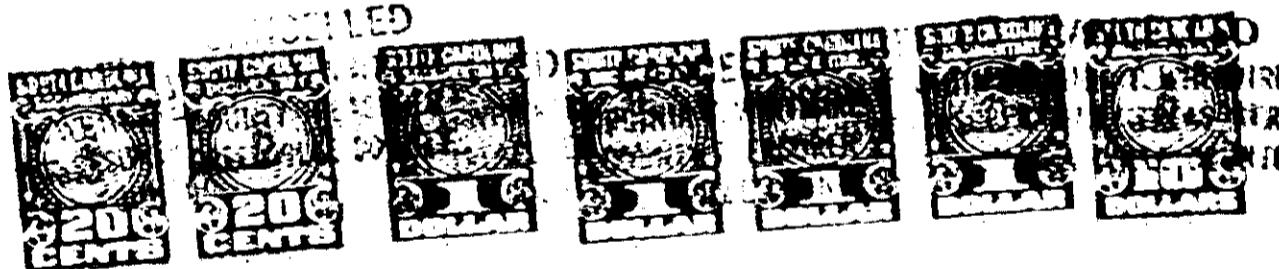
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand and No/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2006

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 Grove Township, Greenville County, South Carolina, known and designated as Lot No. 41, Section 2, on a plat of Belle Terre Acres, dated March 10, 1975, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint corner of Lot No. 40 on the southern side of Lake El-Je-Ma Drive, and running thence along said Drive, S. 77-53 E. 172.6 feet to an iron pin; thence S. 11-56 W. 176.38 feet to an iron pin on Lake El-Je-Ma; thence along said Lake, N. 74-10 W. 70 feet and N. 84-11 W. 91.5 feet to an iron pin; thence along Lot No. 40, N. 8-12 E. 182.2 feet to the point of beginning.

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which has the address of Rt. # 6, Lake El-Je-Ma Drive, Piedmont, S.C. 29673 (Street) (City) (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, 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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