

Mortgagor's Address: Route 6, Box 331, Piedmont, S. C. 29673
Mortgagee's Address: 1500 Hampton Street, Columbia, South Carolina

BOOK 1376 PAGE 877

GREENVILLE CO. S. C.

MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN

SEP 1 9 48 AM '76

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 31st day of August 1976, between the Mortgagor, David E. Underwood and Carol J. Underwood (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Six Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 September 1, 2001

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 together with all improvements thereon situate, lying and being in Grove Township on the eastern side of Old Pelzer Road in the County of Greenville, State of South Carolina being the western portion of the property shown on a plat entitled Property of James W. Hooper, et al dated April 19, 1968, by C. O. Riddle, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4W, Page 21 and having the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Old Pelzer Road at the corner of property now or formerly of J. L. Wallace and running thence with the common line of said property S. 68-25 E. 464.85 feet to an iron pin; thence S. 18-06 W. 128 feet along the line of property conveyed to Stephen Taylor by deed hereinafter described to an iron pin in the line of property now or formerly of Sarah F. Jenkins; thence with the common line of said property N. 73-50 W. 441.9 feet to a point in the center line of Old Pelzer Road; thence with the center line of said Old Pelzer Road N. 9-03 E. 174.2 feet to the point of beginning; and being all of the property conveyed to James H. Kirk, Sr. and Mildred P. Kirk by deed of J. C. Cox dated May 4, 1973, recorded in the RMC Office for Greenville County in Deed Book 974, Page 80, less, however, that portion of said property conveyed to Stephen Taylor by deed dated May 2, 1975, recorded in the RMC Office for Greenville County in Deed Book 1017, Page 804 reference to which is hereby craved; and being the same property conveyed to the mortgagors herein by deed of James H. Kirk, Sr. and Mildred P. Kirk dated August 31, 1976 and recorded in the RMC Office for Greenville County.



which has the address of Route 6, Box 331, 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 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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