

Mortgagee's Address: 201 Trade Street, Fountain Inn, S. C. 29644  
GREENVILLE CO. S. C.

# MORTGAGE

BOOK 1445 PAGE 179

SEP 23 10 39 AM '78  
DORRIS S. TINKENSLEY  
R.M.C.

THIS MORTGAGE is made this 22nd day of September 1978, between the Mortgagor, Wingard Berry and Louise S. Berry (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").

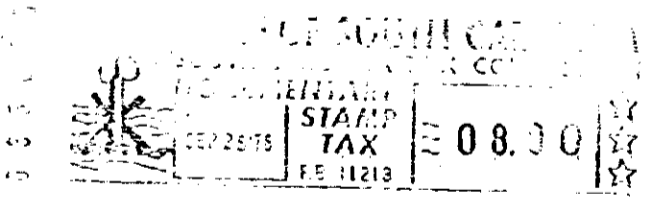
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1998;

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 with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and on the north side of Andrews Road near its intersection with the Babbtown or Greenpond Road in Fairview Township, and being more particularly described as follows:

BEGINNING at an iron pin in the northern edge of Andrews Road at the joint front corner with now or formerly Kellett property, said pin measuring a distance of 495.66 feet S. 84-35 E. of an iron pin in the western edge of the Babbtown or Greenpond Road at its intersection with said Andrews Road; and running thence N. 84-35 W. 210 feet down the Andrews Road to a point; thence leaving the Road and running with the line of other property of Marvin E. Pressley N. 1-50 W. 210 feet; thence turning and running S. 84-35 E. 210 feet with joint line of other property of Marvin E. Pressley to a point on line of now or formerly Kellett property; thence with the Kellett line S. 1-50 E. 210 feet to an iron pin, the beginning point and bounded by Andrews Road; other property of Marvin E. Pressley; and land now or formerly belonging to Kellett.

This being the same property conveyed to the Mortgagors herein by deed of Marvin E. Pressley, dated January 21, 1978, and recorded on January 27, 1978, in the RMC Office for Greenville County in Deed Book 1072, at Page 697.



which has the address of Route 1, Box 30, Fountain Inn, S. C. 29644 (herein "Property Address");

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.

GCTO --- 1 SEP 25 78 715

R.M.C.

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