

MORTGAGE

JENNIE S. TANNERSLEY
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THIS MORTGAGE is made this 13th day of October 1978, between the Mortgagor, Darryl W. Preston and Bonita R. Preston (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").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 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 November 1, 2008;

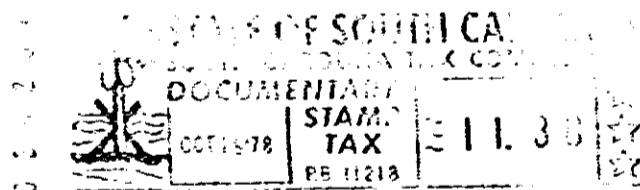
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, situate, lying and being on the southern side of Tebblewood Drive and being known and designated as Lot No. 405 on plat entitled "WESTWOOD, Section V" recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 62, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tebblewood Drive, joint front corner of Lots 404 and 405 and running thence along the common line of said Lots, S.01-06 E. 200 feet to a point in the line of Lot 404; thence running along joint line of Lots 405 and 406, N.39-24 W. 189.2 feet to an iron pin on the southern side of Tebblewood Drive; running thence along the southern side of Tebblewood Drive, N.61-45 E. 71.3 feet to a point; thence continuing along said Drive, N.71-50 E. 64.3 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Builders and Developers, Inc. recorded in the RMC Office for Greenville County on October 16, 1978.

THE mailing address of the Mortgagee herein is 102 West Curtis Street, Simpsonville, South Carolina 29681.



which has the address of 413 Tebblewood Drive, Simpsonville South Carolina 29681 (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.

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