

FILED
GREENVILLE CO. S. C.
FEB 22 12 07 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1458 PAGE 48

THIS MORTGAGE is made this 21st day of February, 1979, between the Mortgagor, WENDELL M. ARMSTRONG AND JANE S. ARMSTRONG (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").

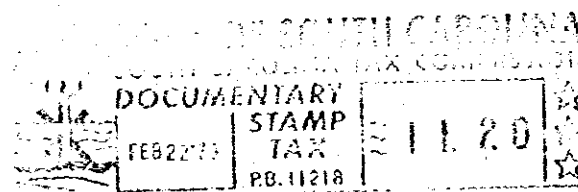
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-EIGHT THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1999;

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 lying, being and situate in the County of Greenville, State of South Carolina, in INN VILLAGE, a subdivision in the Town of Fountain Inn, known and designated as Lot no. 49 on a Plat of said Village, prepared by W.N. Willis, Engineer, February 25, 1960, said plat of record in the RMC Office for Greenville County, South Carolina in Plat Book RR at page 61, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Trade Street, joint front corner with Lot no. 50, and running thence with the western edge of said Trade Street, S. 8-30 W., 100 feet to an iron pin, joint front corner with Lot no. 48 on said Street; thence with the joint line of said lot no. 48, N. 72-04 W., 150.1 feet to an iron pin on the back line of lot no. 53; thence with back joint line of said lot no. 53, N. 8-30 E., 75 feet to an iron pin on back line of lot no. 51; thence with back line of said Lot no. 51 and lot no. 50, S. 81-30 E., 150 feet to an iron pin on the western edge of Trade Street, the point of beginning, and bounded by lot nos. 48, 53 and 51, and said Trade Street.

This is the identical property conveyed to the mortgagors by deed of J. Odell Shaver, to be recorded of even date herewith.



which has the address of 209 Oakland Way, 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 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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3. FACT

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