

WYNNSWORTH, PERRY, BRYANNE,  
MARION & JOHNSTONE, ATTYS.

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**  
9 22 AM '79  
SONNIE S. TANKERSLEY  
R.M.C.

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THIS MORTGAGE is made this 27th day of February 1979 between the Mortgagors, Jerry Louis Calvert and Ruth Carol Calvert of the County of Greenville, South Carolina, (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").

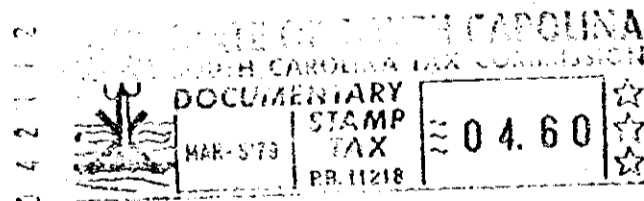
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand, Five Hundred and No/100ths (\$11,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 lot of land in the County of Greenville, State of South Carolina, in Austin Township, near Simpsonville, South Carolina, known as Lot No. Two (2) on plat of J.B. and Eleanor T. Jones and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of a new cut street at the corner of Lot No. One (1), which iron pin is situate 284.9 feet North of the intersection of East Curtis Street (East Georgia Road) and running thence along the line of Lot. No. one (1), S76-22W 206.4 feet to an iron pin; thence N16-23W 105 feet to an iron pin; thence N76-22E 208.2 feet to an iron pin on said street; thence with said street S16-28E 105 feet to the point of beginning.

AND being the same identical property conveyed unto Jerry Louis Calvert by deed of Billy Mack Smith dated March 8, 1965, of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 771 at page 490, the said Jerry Louis Calvert having conveyed an undivided one-half interest in subject property to Ruth C. Calvert by deed dated January 19, 1979, recorded January 29, 1979, of record in the R.M.C. Office for Greenville County, S.C., in Deed Book 1096 at page 184.



which has the address of Route 2, Lot 2, Gwinn Street, Simpsonville, S.C., 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 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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