

FILED
GREENVILLE CO. S. C.

APR 2 4 08 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 30th day of MARCH 1979., between the Mortgagor, MICHAEL S. BINDER & MARTHA C. BINDER (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").

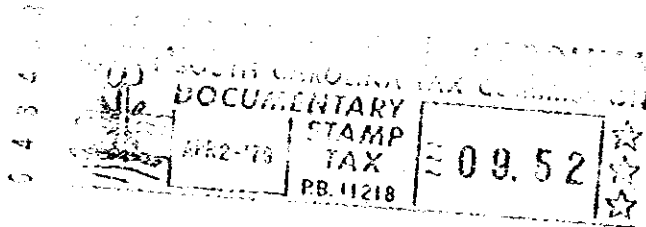
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-THREE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 1, 2004

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 in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, being known and designated as Lot #3 on a plat of property of Mary W. Newman, prepared by John E. Woods, Surveyor, dated July 20, 1971 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of property of J.B. and Nell Owings and property of Charles A. Ready and running thence along the line of Lot #4, N. 29-38 E., 166.8 feet to an iron pin on the southerly edge of Weathers Circle; thence along the edge of said Weathers Circle, S. 62-51 E., 81.6 feet to an iron pin; thence along the line of lot #2, S. 32-55 W., 179.9 feet to an iron pin on the line of property of J. B. and Nell Owings; thence along the line of said Owings property, N. 52-54 W., 71.7 feet to the point of beginning.

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



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which has the address of 103 Weathers Circle, Fountain Inn, South Carolina (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 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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