

MORTGAGE

THIS MORTGAGE is made this 2nd day of April 1979, between the Mortgagor, Julius C. Billingsley and Betty J. Billingsley (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").

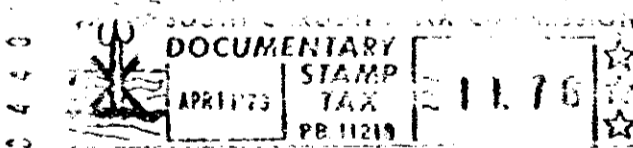
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 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, in the Town of Mauldin, being known and designated as Lot 18 on a plat of Bishop Heights Subdivision, recorded in Plat Book BBB, Page 171, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of Bishop Drive, joint front corner of Lots 17 and 18 and running thence with the line of Lot 17, N. 64-18 W., 229.3 feet to an iron pin on the line of W. B. Traynham; thence with the line of Traynham, N. 25-10 E., 100 feet to an iron pin; thence S. 64-18 E., 230.2 feet to an iron pin on the northwestern edge of Bishop Drive; thence with the edge of Bishop Drive, S. 25-42 W., 100 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Leake & Garrett, Inc. to be recorded of even date herewith.



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which has the address of 432 Bishop Drive, Bishop Heights, Mauldin, South Carolina, 29662. (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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