

FILED
GREENVILLE CO. S. C.

MORTGAGE

VOL 1403 PAGE 735

APR 19 2 52 PM '79
SUNNIE S. TANNER

THIS MORTGAGE is made this 19th day of April 1979, between the Mortgagor, John F. Lumpkin and Susan M. Lumpkin (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 Fifty Six Thousand and 00/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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, 2009;

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:

PARCEL NO. 1: All that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, known and designated as Lot No. 68 on Lanneau Drive Highlands, according to a plat thereof made by Dalton and Neves, Engineers, August, 1937, and recorded in the RMC Office for Greenville County in Plat Book D at pages 288-289, and a lot designated as the rear portion of Lot No. 68, Lanneau Drive Highlands as shown on a plat by R.E. Dalton, having according to the above mentioned plat, the following metes and bounds, to-wit: BEGINNING at a point on the northern side of East Lanneau Drive, joint southern corner of Lots Nos. 68 and 69, and running thence with East Lanneau Drive, S. 81-33 W. 70 feet to a point, joint southern corner of Lots Nos. 67 and 68; thence running along the dividing line of said lots, N. 1-36 W. 173.6 feet to a point; thence N. 29-10 W. 61.8 feet to an iron pin; thence N. 68-37 E. 36 feet; thence S. 27-33 E. 58.1 feet; thence along the dividing line of Lots Nos. 68 and 69, S. 13-45 E. 184 feet to the point of beginning.

PARCEL NO. 2: All that piece, parcel or lot of land lying and being on the north side of East Lanneau Drive, in the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 67, and a triangular lot lying in the rear of Lot No. 67 as shown on a plat of Lanneau Drive Highlands made by Dalton and Neves, Engineers, August, 1937, and recorded in the RMC Office for Greenville County in Plat Book D, at page 305, and having according to said Plat, the following metes and bounds, to-wit: Beginning at an iron pin on the north side of East Lanneau Drive, joint front corner of Lots Nos. 67 and 68, and running thence along the line of Lot No. 68, N. 1-36 W. 173.6 feet to an iron pin at the joint rear corner of Lots Nos. 67 and 68; thence N. 29-10 W. crossing a small branch 61.8 feet to an iron pin; thence S. 7-37 W. 75 feet to an iron pin at the northwest corner of Lot No. 67; thence S. 10-11 W. again across the small branch and continuing 166.8 feet to an iron pin on the north side of East Lanneau Drive; thence along the north side of East Lanneau Drive, N. 81-33 E. 74 feet to the point of beginning.

Grantor Kester L. Freeman, Jr. and Caroline H. Freeman
Recorded April 19, 1979
which has the address of 5 E. Lanneau Drive Greenville, South Carolina 29605 (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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