

MORTGAGE

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DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 30th day of April 1979, between the Mortgagor, L. Joyce P. LaMontagne

(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").

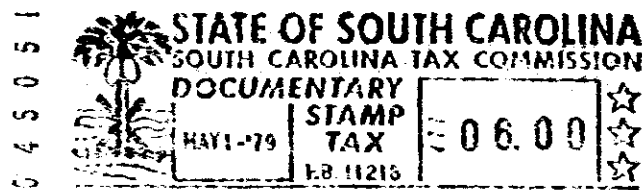
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No. 100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1994

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 or parcel of land, with the buildings and improvements thereon, containing two and thirty-one-hundredths acres, more or less, situate in the County of Greenville, State of South Carolina, lying and being in the Town of Fountain Inn, more particularly described as follows:

BEGINNING at a stone 3-X on Main Street; thence S. 30 3/4 E. 10.08 to Stone on Railroad; thence S. 63 E. 2.89 to a stone 3-X; thence N. 30 3/4 E. 9.40 to a stone 3-X; thence N. 59 W. 2.89 to the beginning corner. Less, however the following conveyances: (1) deed dated December 21, 1906, from A.S. Peden to James H. Stewart, recorded in Deed Book TTT, Page 275, and (2) deed dated March 21, 1917, from A.S. Peden to J.H. Stewart, recorded in Deed Book 43, Page 319.

THIS being the same property conveyed to the mortgagor herein by deed of Bessie M. Baldwin and Nancy M. Ruff as recorded in th RMC Office for Greenville County, S.C. in Deed Book 1101 at Page 532, on April 30, 1979.



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which has the address of 403 North Main Street 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 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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