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GREENVILLE CO. S. C.

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MORTGAGE

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DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 4th day of May 1979, between the Mortgagor, W. A. AND MARY LOU SLOAN (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 THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 4, 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 June 1, 1991;

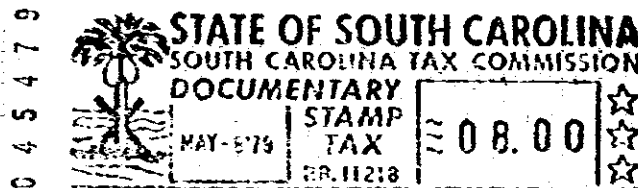
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land in Greenville County, South Carolina located on the north side of South Carolina Highway 14, containing 4.375 acres more or less and being bounded by Cannon Memorial Park on the west by the Old Stage Road on the north and now or formerly by Willis on the east, being known as Greenville County Block Book No. 344-1-11.1 and being more particularly described as follows:

BEGINNING at an iron pin (which iron pin is 585 feet more or less from the center line of West Dairy Road) on the northeastern side of Highway 14 at the joint corner with property of Willis and running thence along the edge of Highway 14 N. 81-20 W. 605.08 feet to an iron pin; thence turning and running N. 8-24 E. 307.43 feet to an iron pin; thence turning and running S. 81-30 E. 629 feet to an iron pin; thence S. 14-30 W. 310.78 feet to the point of beginning.

This being portion of property conveyed to the mortgagors by deed of Kathleen Carole Babb, J. Rolfe Babb, Jr., and Ida Kate M. Babb as recorded in the RMC Office for Greenville County in Deed Book 1070, Page 531 recorded December 21, 1977.

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which has the address of PO Box 221 Fountain Inn, South Carolina 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 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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