

MORTGAGE

THIS MORTGAGE is made this 30th day of May 1979, between the Mortgagor, William Wiley Roberts and Judith Anne O. Roberts (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 Forty-Five Thousand and 00/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 June 1, 2009;

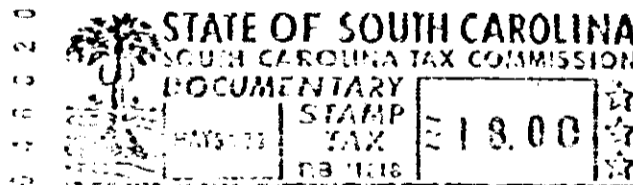
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the southern side of Seabury Drive, and being shown and designated as Lot 105 on a plat of Merrifield Park, recorded in the RMC Office for Greenville County in Plat Book 000-177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Seabury Drive at the joint front corner of Lots 104 and 105, and running thence with the common line of said Lots, S. 19-00 W. 180 feet to an iron pin; thence N. 71-00 W. 110 feet to an iron pin at the joint rear corner of Lots 105 and 106; thence running with the common line of said Lots, N. 19-00 E. 180 feet to an iron pin on the southern side of Seabury Drive; thence running along the southern side of Seabury Drive, S. 71-00 E. 110 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Daniel Latouille and Monique A. Latouille, which Deed is dated May 30, 1979, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is 201 Trade Street, Fountain Inn, S. C. 29644.



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which has the address of 114 Seabury Drive Greenville, S.C. 29615 (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".

3.5NCT

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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