

FILED
GREENVILLE CO. S. C.

MAY 31 3 48 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 31st day of May, 1979, between the Mortgagor, Kenneth W. Dempsey and Deborah R. Dempsey, (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").

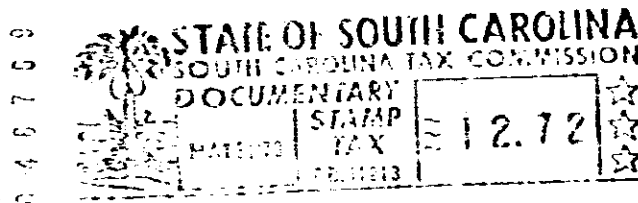
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 certain piece, parcel or lot of land in the Town of Simpsonville, being known and designated as Lot No. 231 of Subdivision known as Westwood South, Section 1, Sheet 1 as shown by plat prepared by Piedmont Engineers, Architects and Planners dated June 14, 1979, and recorded in the RMC Office for Greenville County S. C., in Plat Book 6H, Page 56, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Ashdown Drive at the joint front corner of Lots 230 and 231 and running thence along the line of Lot 230, N. 29-35 E. 165.85 feet to an iron pin; thence along the rear line of Lot 242, N. 57-25 W. 30 feet to an iron pin; thence along the rear line of Lot 241, N. 47-55 W. 30 feet to an iron pin; thence running along the line of Lot 232 S. 39-21 W. 180.10 feet to an iron pin on the Northeast side of Ashdown Drive; thence along Ashdown Drive S. 60-58 E. 67 feet to an iron pin; thence continuing along Ashdown Drive, S. 67-45 E. 23 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Artistic Builders, Inc., dated May 31, 1979 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1103, Page 728.



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which has the address of 115 Ashdown Drive Simpsonville, South Carolina (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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