

FILED
GREENVILLE CO. S. C.
JUN 8 3 09 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VCL 1469 PAGE 538

THIS MORTGAGE is made this eighth day of June 1979, between the Mortgagor, Daniel Byron Verdin, Jr. (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").

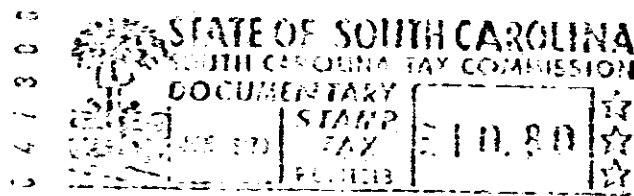
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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, situate, lying and being in the State of South Carolina, County of Greenville, on the northwest side of U. S. Super Highway 29, in the City of Greenville, shown as Lot 15 on plat of University Park, made by Dalton & Neves, Engineers, November, 1946, recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, Page 127, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of U. S. Super Highway 29 at joint front corner of Lots 15 and 16 and running thence along the line of Lot 16, N 37-34 W 200 feet to an iron pin on the southeast edge of a 20-foot alley; thence along said alley, N 52-26 E 100 feet to an iron pin; thence with the line of Lot 14 and beyond, S 37-34 E 200 feet to an iron pin on the northwest side of said Super Highway; thence along the northwest side of said Highway, S 52-26 W 100 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Bankers Trust of South Carolina as Trustee under the will of Fletcher L. Holliday as recorded in the RMC Office for Greenville County, South Carolina In Deed Book 1104 Page 362, on June 8, 1979.



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which has the address of 1525 Wade Hampton Boulevard, Greenville, South Carolina 29609 (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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