

Trade St.
Ft. Inn, SC
29644

IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA, I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Greenville, South Carolina.

S. C. 1414 400
504879
RECORDED BY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: MARY F. JESSEN and MAGDALINE SPURLIN

FOUNTAIN INN, SOUTH CAROLINA

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS & LOAN ASSOCIATION

a corporation organized and existing under the laws of the United States of America hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of TWENTY-TWO THOUSAND TWO HUNDRED FIFTY & NO/100 Dollars (\$ 22,250.00)

with interest from date at the rate of Seven & Three-quarter per centum (7.75 %) per annum until paid, said principal and interest being payable at the office of Service Corporation of South Carolina, 3600 Forest Drive, Suite 109, Columbia, South Carolina 29204 or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Fifty-nine and 53/100 Dollars (\$ 159.53) commencing on the first day of September, 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of August, 2009

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagor, its successors and assigns, the following described real estate situated in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina in the Town of Fountain Inn, being known and designated as Lot #20 on plat of SUNSET HEIGHTS Subdivision as shown on plat thereof recorded in Plat Book 00 at page 314 in the RMC Office for Greenville County and being further shown on plat of Mary F. Jessen and Magdaline Spurlin prepared by J. L. Montgomery, III, R.L.S., dated June 22, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-J at page 87.

This being the same property conveyed to the Mortgagors herein by deed of James R. Allison and Jeri M. Allison of even date, to be recorded herewith.

RECORDED
JUL 24 7 50 AM '79

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
\$22,250.00

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:
1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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