

FILED  
GREENVILLE CO. S. C.

Nov 1 3 43 PM '79

DONNIE S. TARRERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 30th day of October, 1979, between the Mortgagor, Rufus C. Lovett, Jr., same as R. Clarence Lovett, Jr., and Jean E. Lovett (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of... Twenty Nine Thousand Nine... Hundred and no/100 (\$29,900.00)... Dollars, which indebtedness is evidenced by Borrower's note dated... October 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... fifteen years from date...

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 those pieces, parcels or lots of land in Greenville County, State of South Carolina, near Piedmont, South Carolina, being known and designated as Lots No. 32, 33, and 34, of a subdivision known as Monticello Estates, shown on plat by Woodard Engineering Company dated March 1956, and recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, Page 169, and having the following metes and bounds, to-wit:

#1-Lot No. 32 - BEGINNING at an iron pin on East Monticello Road, joint front corner of Lots No. 31 and 32, and running thence along the common line of said lots N. 71-00 W. 227.5 feet to an iron pin, rear corner of Lots 40 and 39; thence running with the rear line of Lot No. 39 N. 14-45 E. 79 feet to an iron pin, rear line of Lot No. 35; thence running with the line of Lots 35, 34 and 33 S. 71-20 E. 234.6 feet to an iron pin on East Monticello Road; thence running with said Road S. 19-00 W. 80 feet to an iron pin, the point of beginning. This being the same lot conveyed to R. Clarence Lovett, Jr. by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 946, Page 191, on June 13, 1972, from Dan Edwards and Hazel H. Edwards.

#2-Lot No. 33 - BEGINNING at an iron pin on East Monticello Road, joint corner of Lots 32 and 33, and running thence N. 71-20 W. 85 feet to an iron pin; thence N. 19-40 E. 180 feet to an iron pin on North Monticello Road; thence with North Monticello Road S. 70-20 E. 63 feet to an iron pin; thence S. 25-38 E. 28.7 feet to an iron pin on East Monticello Road; thence with East Monticello Road S. 19-00 W. 160 feet to the point of beginning. This being the same property conveyed to R. Clarence Lovett, Jr. by deed recorded in the RMC Office for Greenville County in Deed Book 946, Page 186, on June 13, 1978, from J. A. Bright and Lettie J. Bright.

#3-Lot 34 - BEGINNING at an iron pin on North Monticello Road, joint front corners of Lots 33 and 34 and running thence along the line of said lots, S. 19-40 W. 180 feet to iron pin line of Lot 32; thence running with line of said lot, N. 70-20 W. 83 feet to iron pin rear corner of Lot 35; thence running with line of said lot N. 19-40 E. 180 feet to iron pin on North Monticello Road; thence running with North Monticello Road, S. 70-20 E. 83 feet to iron pin, point of beginning. This being the same property conveyed to Rufus C. Lovett (same as R. Clarence Lovett, Jr.) and Jean E. Lovett by deed of Lloyd R. Thompson recorded in the RMC Office for Greenville County, S. C. on September 18, 1978, in Deed Book 1088, Page 12.

which has the address of... Lots 32, 33, 34  
[Street]  
South Carolina (herein "Property Address")  
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors now or hereafter erected on the property, and all easements, rights, appurtenances, 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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