

FILED
GREENVILLE CO. S. C.

BOOK 1487 PAGE 537

NOV 7 4 19 PM '79

MORTGAGE

DONNIE STANKERSLEY
R.M.C

THIS MORTGAGE is made this 2 day of November,
1979, between the Mortgagor, James B. Custer and Ruth R. Custer
(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").

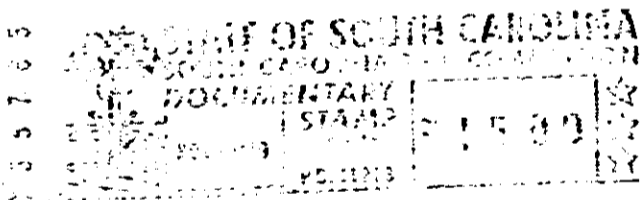
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand Four
Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note
dated November 2, 1979 (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on December 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, City of
Simpsonville, being shown and designated as Lot 88, as shown on plat of
Wemberly Way as prepared by Campbell and Clarkson Surveyors, Inc. as
recorded in the RMC Office for Greenville County in Plat Book 7C, Page
39 and having according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on Windsor Street and running thence with said
Street S. 77-33 E., 110 feet to an iron pin; thence S. 12-27 W., 150
feet to an iron pin; thence N. 77-33 W., 110 feet to an iron pin; thence
N. 12-27 E., 150 feet to an iron pin on Windsor Street, the point of
beginning.

This is the identical property conveyed to the mortgagors by deed of
L. Alfred Vaughn to be recorded on even date herewith.



which has the address of 107 Windsor Street Simpsonville
(Street) (City)
South Carolina 29681 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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 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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