

GREENVILLE CO. S. C.
MAY 11 1980
WEMBERLY

1433 914

MORTGAGE

THIS MORTGAGE is made this 11 day of March 1980, between the Mortgagor, James A. Griffith (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 Forty Six Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010.

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 70, at the intersection of Wemberly Drive and Westminister Street, on plat of Wemberly Way Subdivision as prepared by Campbell and Clarkson Surveyors, Inc. dated June 17, 1974 and recorded in the RMC Office for Greenville County in Plat Book 7C, Page 39, and having according to said plat, such metes and bounds, as appear thereon.

This is the identical property conveyed to the mortgagor by deed of Tri-Co Investments, Inc. to be recorded on even date herewith.

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN
201 TRADE STREET
FOUNTAIN INN, SOUTH CAROLINA 29644

which has the address of Lot 70, Wemberly Drive and Westminister Street Simpsonville (Street) (City)
South Carolina (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 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 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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