

GA... FILED
S. C. MORTGAGE

BOOK 1501 PAGE 570

APR 29 AM '80

THIS MORTGAGE is made this 24th day of April, 19 80, between the Mortgagor, Rufus Suell

(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 Seven Thousand Seven Hundred And One and 80/100 (\$7,701.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 24, 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 May 1, 1985.

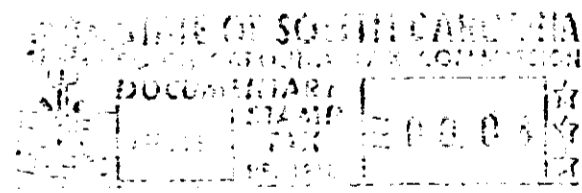
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Anderson, State of South Carolina:

All that certain piece, parcel or lot of land with improvements thereon, situate in Grove Township, Greenville County, South Carolina, being a part of a 1.7 acre tract conveyed to James and Grace Whitten by Mary Frances Thompson by deed dated December 22, 1961, and being described as follows:

BEGINNING at the northwestern corner of the 1.7 acre tract described above where said tract corners on the county road with land of W. H. Whitlock; thence running west along the Whitlock property line 135 feet to a point; thence turning and running south and parallel to the road a distance of 112 feet to a point; thence turning and running east 135 feet to a point in the county road; thence running with the center of said county road 112 feet to the point of beginning.

This being the same property conveyed to Rufus Suell by deed of Family Mortgage Company recorded in Deed Book 768, page 271 dated December 16, 1964, recorded March 1, 1965. See also deed of Oscar Chapman in Deed Book 768, page 267 dated January 25, 1965, and recorded January 25, 1965.

This property is further described on the Greenville County Block Book as Sheet 616.9, Block 1, Lot 44.



which has the address of Rt. 6, Box 62, Piedmont, S. C. 29673 (Street) (City) (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 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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