

Mortgagee's Address: 1500 Hampton Street, Columbia, S. C. 29201

FILED
GREENVILLE CO. S. C. **MORTGAGE**

BOOK 1504 PAGE 175

MAY 29 12 AM '80

THIS MORTGAGE is made this 29th day of May 1980, between the Mortgagor, ROGER B. BASS AND LUE ETTA M. BASS (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Three Hundred and No/100 (\$36,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 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 June 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 piece, parcel or tract of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of S. C. Highway No. 23-714, near Fork Shoals in Greenville County, South Carolina, containing 4.08 acres, more or less, as shown on a plat of JAMES W. AND SUSAN LITTELL, made by J. L. Montgomery, III, dated January, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-K, at Page 35, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the center of S. C. Highway No. 23-714 at the joint corner of the within described property and property now or formerly belonging to James Davenport and running thence along the Davenport line N. 10-55 W. 144.5 feet to an iron pin; thence continuing along the Davenport line N. 85-57 W. 279.8 feet to an iron pin in the line of property now or formerly belonging to Vaughn; thence along the Vaughn line N. 00-45 E. 249.5 feet to an iron pin; thence continuing along the Vaughn line N. 30-52 E. 220.6 feet to an iron pin; thence S. 44-30 E. 742.5 feet to a point in or near the center of S. C. Highway No. 23-714; thence along the center of said road S. 80-25 W. 155.2 feet to a point; thence continuing along the center of said road S. 69-17 W. 186.4 feet to a point, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Dennis P. Carlson, Jr. and Sarah M. Carlson dated May 29, 1980 and to be recorded of even date herewith.

RECORDED
MAY 29 1980
GREENVILLE CO. S. C.
STAMP
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which has the address of Route 1, Box 76, Fountain Inn, (City) S. C. 29644 (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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