

GREENVILLE CO. S. C.
AUG 21 4 12 PM '80
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1512 PAGE 132

THIS MORTGAGE is made this 21st day of August 19 80, between the Mortgagor, Chimanbhai S. Patel and Savitaben C. Patel (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").

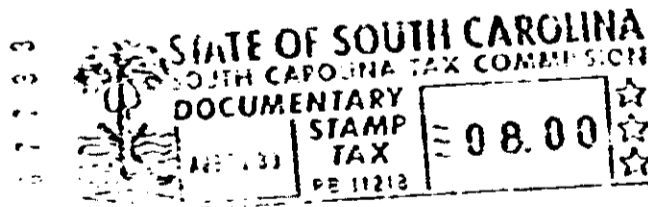
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2005

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 in the Town of Simpsonville, County of Greenville, State of South Carolina on the northerly side of Cloverdale Lane, being shown and designated as Lot No. 186 on plat of Section 2, Bellingham, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-N at Page 79 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Cloverdale Lane, joint front corner of Lots Nos. 186 & 187 and running thence with the joint lines of said Lots N. 12-50 W. 149.6 feet to an iron pin; running thence N. 77-10 E. 85 feet to an iron pin, joint rear corner of Lots Nos. 185 & 186; thence with the joint lines of said lots S. 12-50 W. 149.6 feet to an iron pin on the northerly side of Cloverdale Lane; thence with the northerly side of Cloverdale Lane S. 77-10 W. 85 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of James E. Baer and Patricia L. Baer recorded in the RMC Office for Greenville County, S.C. in Deed Book 1009 at Page 419 on October 29, 1974.



which has the address of 417 Cloverdale Lane Simpsonville South Carolina (herein "Property Address");

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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