

Mortgagee's Address: 201 Trade Street
GREENVILLE, S. C. 29644

Closing Date: September 5, 1980
(Date Instrument Delivered)

SEP 5 12 53 PM '80

MORTGAGE

BOOK 1314 PAGE 639

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 5th day of September 1980, between the Mortgagor, Steven L. Roling and Susan T. Roling (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").

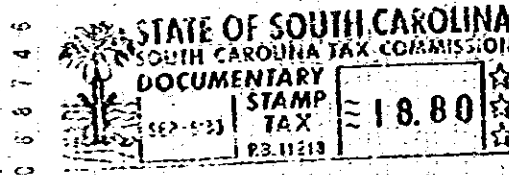
"NOTE" includes all Renewals and Amendments of the Note dated September 5, 1980. WHEREAS Borrower is indebted to Lender in the principal sum of Forty Seven Thousand and No/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northwest side of Devon Drive, near the City of Greenville, shown as Lot 107 on Plat of Sheets 1 and 2, addition to Knollwood Heights, recorded in the RMC Office for Greenville, S. C., in Plat Book 4F, at Pages 17 and 18 and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the northwest side of Devon Drive at the joint front corner of Lots 108 and 107 and runs thence along the line of Lot 108 N. 47-48 W. 217.75 feet to an iron pin; thence N. 37-33 E. 120.3 feet to an iron pin; thence with the line of Lot 106 S. 47-48 E. 226.4 feet to an iron pin on the northwest side of Devon Drive; thence along Devon Drive S. 42-12 W. 120 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Ronald McGinty and Elizabeth B. McGinty dated September 5, 1980 and to be recorded of even date herewith.



NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND October 1, 2010. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS MORTGAGE AS AN EXHIBIT.

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which has the address of 226 Devon Drive, Mauldin, S. C. 29662 (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".

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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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