

FILED
GREENVILLE, S. C.

MORTGAGE

BOOK 1524 PAGE 877

THIS MORTGAGE is made this 13 day of November, 1980, between the Mortgagors W. Berry Woods, Jr., B. Ward Kellett and P. Randall Bentley (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").

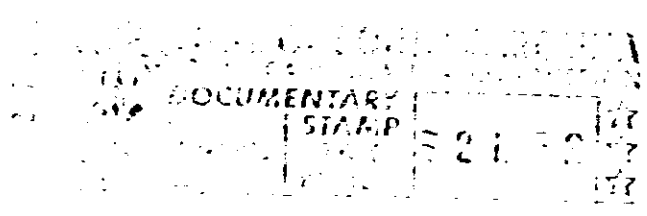
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Three Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 13, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1996;

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Simpsonville, being shown and designated as 1.55 acres on plat of Berry Woods, Jr., Ward Kellett and Randall Bentley as prepared by Carolina Surveying Company dated November 13, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7S, Page 22, and having according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pride Drive and running thence with said Drive N. 4-20 E., 128.8 feet to an iron pin in the center of 60' power line right-of-way; thence with the center of said right-of-way S. 54-19 E., 622.9 feet to an iron pin; thence S. 9-34 W., 122.5 feet to an iron pin; thence N. 54-19 W., 609.8 feet to an iron pin on Pride Drive, the point of beginning.

This is a portion of the property as conveyed to the mortgagors by deed of Yeargin Properties, Inc. as recorded in the RMC Office for Greenville County in Deed Book 1116, Page 20 recorded 11/19/79.



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which has the address of 1.55 acres, Pride Drive Simpsonville,
[Street] [City]
South Carolina 29681 (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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