

GRANDED
S.C.
NOV 20 AM '80
ERSLEY

MORTGAGE

BOOK 1525 PAGE 470

THIS MORTGAGE is made this 21 day of November, 1980, between the Mortgagor, Daniel A. Nowell and Marianna N. Nowell (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 Thirty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 December 1, 2000.

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, being shown and designated as 4.0 acres on plat of Neely Ferry Road, Daniel and Marianna Nowell as prepared by J. L. Montgomery, III, RLS dated October 13, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-H, Page 95, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of Neely Ferry Road, joint corner of 4.0 acres and property of Ken Nash and running thence with said Road S. 0-30 W., 170.0 feet to an iron pin; thence turning and running N. 89-20 W., 1025 feet to an iron pin, joint rear corner of said 4.0 acres and corner of property of Ken Nash; thence with the common line of said properties N. 0-30 E., 170.0 feet to an iron pin, joint corner with said 4.0 acres and Nash; thence turning and running S. 89-20 E., 1025 feet to an iron pin on the edge of Neely Ferry Road, the point of beginning.

This is the identical property as conveyed to the mortgagors by deed of Kenneth H. Nash to be recorded on even date herewith.

GCTO -----3 NO24 80 018

UNIFORM INSTRUMENT
STAMP

which has the address of 4.0 acres, Neely Ferry Road Fountain Inn, South Carolina, 29644 (herein "Property Address");
(Street) (City) (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".

4.0 OCT 1 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.

0479

4328 RV-2