

GR-100 S.C.

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GREENVILLE S.C.

MORTGAGE

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THIS MORTGAGE is made this 3rd day of March, 1981, between the Mortgagor, Leake and Garrett, Inc. (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-Two Thousand Eight Hundred and no/100 (\$32,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2006

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, with the improvements thereon, lying, being and situate in the Town of Mauldin, State of South Carolina, County of Greenville, on the Southern side of Pleasantdale Drive, being known and designated as Lot Number Three (Lot #3) in the property now or formerly of T. Jeff Garrett and G. Sidney Garrett, in accordance with Plat dated April, 1955, made by R. E. Jordan and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Southern side of Pleasantdale Drive, joint front corner of Lots #3 and #4, and running thence S. 13-15 E., 152-6 ft. to an iron pin; thence S. 78-58 W., 90 ft. to an iron pin; thence N. 13-15 W., 149 ft. to an iron pin on the Southern edge of Pleasantdale Drive; thence along said drive, N. 76-45 E., 90 ft. to the point of beginning.

THIS is the same property conveyed to the Mortgagor(s) by deed of Thomas Dewey Garrett dated June 13, 1969 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 870 at Page 212 on June 18, 1969.

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which has the address of Pleasant Drive, Mauldin, S.C., 29662 (Street) (City) (State and Zip Code) (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 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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