

GRANDED FILED
S.C.
APR 7 4 04 PM '81
HARRISLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of April, 1981, between the Mortgagor, William H. Farrow and Betty L. Farrow (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").

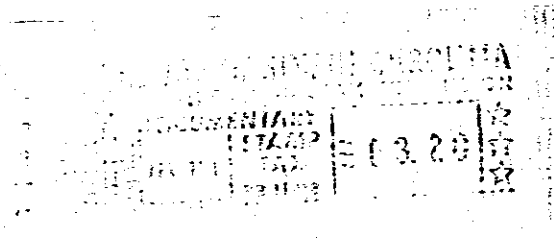
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand and no/100ths (\$8,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1991;

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 lying on the East side of Reedy River in Fairview Township, Greenville County, State of South Carolina, containing 30.33 acres, more or less, with the following metes and bounds, to-wit:

BEGINNING in the center of said river, below Spout Springs, and running thence one chain to Cedar stake on bank, W. P. Nesbitt's corner (see "X" on rock near water's edge); thence up hollow N. 52-1/2 E., 4.50 to stone; thence N. 30-3/4 E., 10.75 to center of Fork Shoals and Fountain Inn Road (see stone 27 links from center of road); thence down said road N. 58 W., 7.50 to center of a small bridge across the road, 10 links from iron pin on the South side of road; thence N. 36-3/4 W., 9.10 to the center of road, the end of the river bridge; thence one chain to the center of river and thence down and meanderings of said river to the beginning corner, bounded by lands now or formerly owned by W. P. Nesbitt and Katrine Mfg. Co.

This is the same property conveyed to William H. Farrow by deed of C. K. Campbell recorded in the RMC Office for Greenville County in Deed Book 489 at Page 511 on December 2, 1953; and also by deed of William H. Farrow to Betty S. Farrow recorded in the RMC Office for Greenville County in Deed Book 1106 at Page 592 on July 11, 1979 and recorded on July 12, 1979.



which has the address of Route 1, Fountain Inn, S.C. 29644 (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 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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