

FILED
OFFICE OF THE CLERK
SOUTH CAROLINA

MORTGAGE

BOOK 1517 PAGE 275

THIS MORTGAGE is made this 13th day of July 1981, between the Mortgagor, Carroll Edwin Long, Jr. and Ruby C. Long (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").

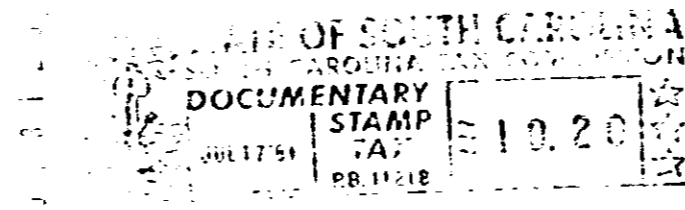
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand Five Hundred and No/100 (\$25,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2001

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 in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot 79 and a portion of Lot 80 of Subdivision known as FOREST PARK as shown by plat thereof recorded in the RMC Office for Greenville County in Plat Book EE at pages 64 and 65, and having, according to a survey entitled Property of Juderal E. Hall and Nancy H. Hall, prepared by R. K. Campbell, dated July 27, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Forest Park Drive at the joint front corner of Lots 1 and 79, which iron pin is located 173.6 feet southwest of Terrace Circle, and running thence S. 21-59 E. 171.5 feet to an iron pin; thence S. 69-46 W. 136.05 feet to an iron pin in center of Lot 80; thence N. 21-59 W. 138.35 feet to an iron pin on the southeastern side of Forest Park Drive; thence with the southeastern side of Forest Park Drive, N. 56-01 E 139.2 feet to an iron pin, the beginning corner.

Being the same property conveyed to the Mortgagors herein by deed of DAVCHA, Inc., July 10, 1971, recorded in the RMC Office for Greenville County July 12, 1971 in Deed Volume 920 at page 103.



which has the address of 108 Forrest Park Drive, Simpsonville, S.C. 29681 (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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