

FILED
GREENVILLE CO. S. C.

OCT 11 11 41 AM '78

MORTGAGE

BOOK 1446 PAGE 878

BOOK 74 PAGE 1336

THIS MORTGAGE is made this 10th day of October 1978, between the Mortgagor, Kenneth R. Patterson and Mary Joan Patterson (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 Forty-two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008.

which has the address of Rt. 4, McKinney Road, Simpsonville (Street) SC 29681 (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 replacement of 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 the 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.

SOUTH CAROLINA—1 to 4 Family—6/75—EN 2A/FH/MC UNREG'D INSTRUMENT—3 J 24 81 1040

Before me personally appeared Nancy K. Silkent and made oath that she saw the

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