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GREENVILLE CO. S. C. MORTGAGE

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THIS MORTGAGE is made HENRYSLEY 5th day of September 1980, between the Mortgagor (Charles F. Somerville and Fay C. Somerville) (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 Fifty Thousand and 00/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 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 October 1, 2010

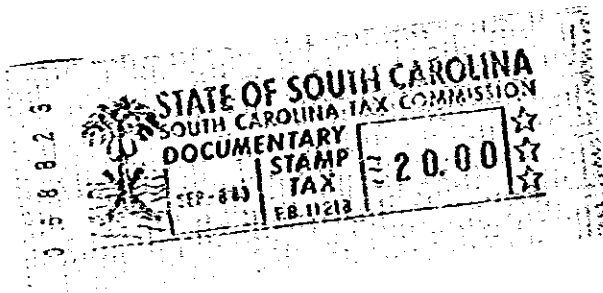
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, fronting on Holly Circle, being known and designated as Lot 106 on a plat of Pine Brook Forest Sub-division according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X at Pages 48 and 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Holly Circle, joint front corner of Lots 107 and 106, and running thence with Holly Circle N. 73-25 E. 125 feet to an iron pin, joint front corner of Lots 106 and 105; thence with the joint line of said lots, S. 16-35 E. 150 feet to an iron pin; thence along rear lot line of Lots 106 and 101, S. 73-25 W. 125 feet to an iron pin, joint rear corner of Lots 107 and 106; thence with the joint line of said lots, N. 16-35 W. 150 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Headors & Cannon, Inc. of even date to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: 201 Trade Street, Fountain Inn, S. C. 29644



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which has the address of Lot 106 Holly Circle Mauldin S. C. 29662 (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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