

RECORDS OF SOUTH CAROLINA  
DOCUMENTARY TAX STAMP  
11472

# MORTGAGE

FILED  
S.C. 201522 PAGE 195

OCT 21 1 12 PM '80

GOR: TANNERSLEY

THIS MORTGAGE is made this 24 day of October, 1980, between the Mortgagor, UFS Service Corporation (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 Two Hundred Eighty Six Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 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 24, 1985

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, with improvements thereon, lying, being and situated in the Town of Fountain Inn, County of Greenville, State of South Carolina, containing 59.45 acres in accordance with plat entitled "Property of H. H. Bryson, Jr.", prepared by James R. Freeland, RLS, dated June 28, 1979 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the Eastern side of Howard Drive at a point marked "Witness Tree", and running thence S. 72-06 E., 300.20 feet to an iron pin; thence N. 88-43 E., 1056.50 feet to an iron pin; thence S. 21-59 W., 52.08 feet to an iron pin; thence S. 59-06 E., 479.43 feet to an iron pin; thence following the meanderings of the branch, S. 7-16 W., 322.50 feet to an iron pin; thence S. 19-09 W., 84.57 feet to an iron pin; thence S. 13-03 W., 149.26 feet to an iron pin; thence S. 33-29 E., 160.09 feet to an iron pin; thence S. 8-02 W., 79.79 feet to an iron pin; thence S. 14-47 E., 182.29 feet to an iron pin; thence S. 3-56 E., 156.87 feet to an iron pin; thence S. 9-25 E., 108.75 feet to an iron pin; thence S. 21-12 E., 122.29 feet to an iron pin; thence S. 71-05 W., 115.42 feet to an iron pin; thence S. 56-13 W., 83.80 feet to an iron pin; thence S. 33-44 W., 75.93 feet to an iron pin; thence S. 47-09 W., 120.87 feet to an iron pin on the southeast bank of branch; thence with the southeast bank of said branch S. 18-30 W., 150.0 feet to an iron pin; thence turning and running N. 61-36 W., 1760.3 feet to an iron pin; thence N. 22-08 E., 100.66 feet to an iron pin; thence N. 21-57 E., 278.75 feet to an iron pin; thence N. 31-09 E., 179.41 feet to an iron pin; thence N. 63-35 W., 266.00 feet to an iron pin; thence N. 78-00 W., 146.50 feet to an iron pin on the East side of Howard Drive; thence running in the direction of Howard Drive N. 28-15 E., 282.48 feet to an iron pin; thence N. 20-30 E., 248.16 feet to an iron pin, being the point of beginning.

This is the identical property as conveyed to the mortgagor by deed of Edith B. Card as recorded in the RMC Office for Greenville County in Deed Book 1128, Page 288 recorded 6/27/80 and by deed of Werner B. McDannald as recorded in the RMC Office for Greenville County in Deed Book 1123, Page 296 recorded 6/27/80. (OVER)

which has the address of Quail Run Subdivision, Fountain Inn, South Carolina 29644 (herein "Property Address");  
[Street] [City] [State and Zip Code]

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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