

MAY 31 1 06 PM '74

MORTGAGE

DONNIE S. TANKERSLEY  
THIS MORTGAGE is made this 31 day of May, 1974,  
between the Mortgagor, James M. Lee and Joyce D. Lee

(herein "Borrower"),  
and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation  
organized and existing under the laws of South Carolina, whose address  
is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand  
Seven Hundred and no/100 -- Dollars, which indebtedness is evidenced by Borrower's note of  
even date herewith (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1999

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 situate, lying and being in the County  
of Greenville, State of South Carolina on the East side of Howell Circle and being  
shown as part of Lots 6 and 7 on subdivision known as Rodgers Valley Heights  
according to a plat thereof recorded in the RMC Office for Greenville County, S. C.  
in Plat Book GG at Page 103 and being shown as Lot No. 25 on plat entitled "Property  
of Howard Rodgers" (a division of part of Lots 6 and 7 of Rodgers Valley Heights)  
prepared by Campbell and Clarkson, Engineers, July 28, 1966 and having according to  
said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Howell Circle and running thence N. 78-42 E. 200'  
to an iron pin; thence S. 11-18 E. 100 feet to an iron pin; thence S. 78-42 W. 200 feet  
to an iron pin on the East side of Howell Circle; thence with the line of said street,  
N. 11-18 W. 100 feet to the point of beginning.



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, appur-  
tenances, 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 Mort-  
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title  
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness  
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future  
Advances secured by this Mortgage.

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