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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

1215-84

MORTGAGE

THIS MORTGAGE is made this 10th day of July, 1974,
between the Mortgagor, Charles E. Stroud and Barbara W. Stroud

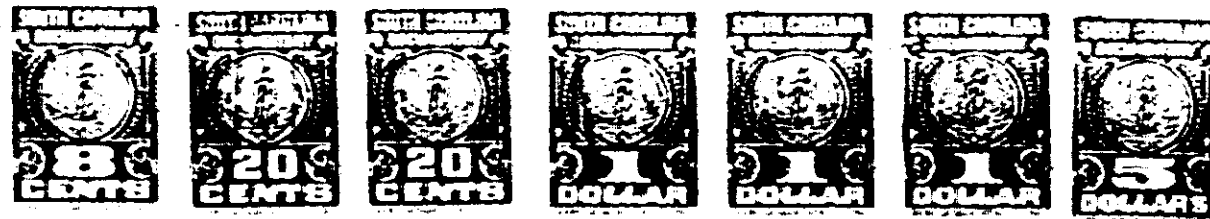
(herein "Borrower"),
and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation
organized and existing under the laws of South Carolina, whose address
is P. O. Box 10121, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand One
Hundred Fifty 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 July 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 piece, parcel or lot of land situate, lying and being in the County of
Greenville, State of South Carolina, being shown as Lot No. 52 on plat of
Magnolia Acres Subdivision as recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book GG, at Page 133, and having, according
to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Fleetwood Drive, joint front corner
of Lots Nos. 52 and 72; thence running with the common line of said lots,
N.21-10 W. 112 feet to an iron pin; thence, N. 40-03 E. 120.5 feet to an iron
pin on Cool Brook Drive; thence with said Drive, S. 49-50 E. 149 feet to an
iron pin at the intersection of Cool Brook Drive and Fleetwood Drive;
thence with said intersection, S. 2-00 W. 39 feet to an iron pin on the
edge of Fleetwood Drive; thence with said Drive, S. 66-16 W. 52.6 feet to
an iron pin and S. 68-50 W. 109 feet to an iron pin, 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 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 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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