

1035 248

MORTGAGE

THIS MORTGAGE is made this 15th day of May, 1975, between the Mortgagor, Kenneth L. Lawing and Martha G. Lawing (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington St., Greenville, S.C. 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100's (\$40,000.00) ---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, 2005.

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 lot of land situate on the northwestern side of Pecan Hill Drive, being shown as lot no. 24 on a plat of Holly Tree Plantation, Phase II, Section II, dated January 10, 1974, prepared by Piedmont Engineers and Architects, recorded in Plat Book 5-D at Page 47 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Pecan Hill Drive at the joint front corner of lot 24 and lot 25 and running thence with lot 25 N. 36-24 E. 188.5 feet to an iron pin at the joint rear corner of lots 22, 24 and 25; thence with lot 22 N. 87 E. 50 feet to an iron pin at the joint rear corner of lot 23 and lot 24; thence with lot 23 S. 12-52 E. 189.90 feet to an iron pin on the northwestern side of Pecan Hill Drive; thence with said Drive the following courses and distances: S. 71-52 W. 31.84 feet, S. 86-55 W. 47 feet, N. 86-16 W. 16.25 feet, N. 79-13 W. 42.45 feet, N. 67-59 W. 41.38 feet, and N. 58-46 W. 36.08 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Franklin Enterprises, Inc. to be recorded herewith.



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 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.