

MORTGAGE

THIS MORTGAGE is made this 18th day of July, 1975, between the Mortgagor, Carl E Lee and Betty W. Lee

and the Mortgagee, Carolina Federal Savings & Loan Assoc. organized and existing under the laws of South Carolina is Greenville, South Carolina

Whereas, Borrower is indebted to Lender in the principal sum of --Twenty-seven Thousand (\$27,000.00)-- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith therein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2000

To Secure to Lender 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 the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein "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 together with all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot 57 of Plat entitled Devenger Place, Section 1, dated October 1973, prepared by Dalton-Neves Company, Engineers and having according to said plat the following metes and bounds:

BEGINNING at a point on the southwestern side of Paddock Lane the joint front corner of Lots 57 and 58 and running thence along the joint line of said lots S. 67-50 W, 149.4 feet to an iron pin on the rear line of Lot 74; thence S 17-44 E, 34.8 feet to an iron pin at the joint rear corner of Lots No. 74 and 75; thence S 41-25 E 95.6 feet to an iron pin to the joint rear corner of Lots 56 and 75; thence running along the joint line of said Lots N 48-35 E 150 feet to an iron pin on the southwestern side of Paddock Lane; thence, along said street N. 41-25 W, 26.1 feet to point and N 36-01 W. 52.3 feet to an iron pin at the joint front corner of Lots 57-58 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, 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.

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