

350 GREENVILLE CO. S.C.  
5.11.20 11:50 AM

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**MORTGAGE**

THIS MORTGAGE is made this 14th day of August, 1975, between the Mortgagor, FREDERICK F. CARPENTER and MARIAN M. CARPENTER

(herein "Borrower"), and the Mortgagee, SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 195 East Camperdown Way, Greenville, South Carolina (herein "Lender").

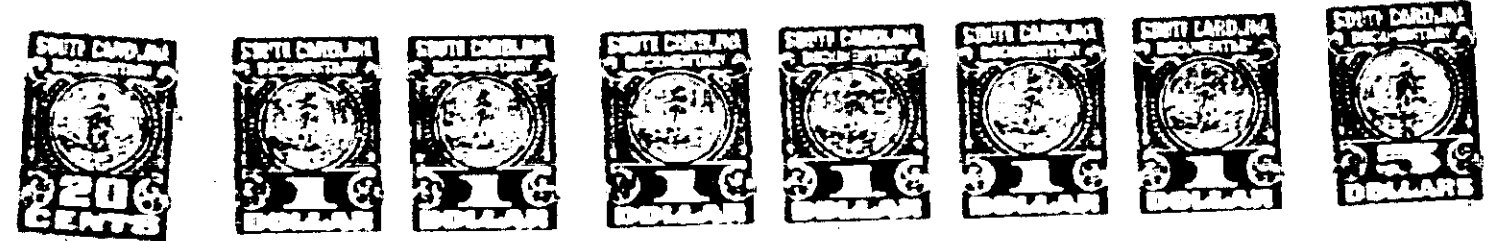
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 certain piece, parcel or lot of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southwestern side of East Faris Road, sometimes known as East Faris Road Ext., designated as Lot 68 and the western portion of Lot 69 as shown on a plat of Forest Heights, being further shown on a survey entitled Property of M. G. Proffitt, prepared April, 1953, by R. K. Campbell, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book DD, Page 119 and being further described as follows:

BEGINNING at an iron pin on the southwestern side of East Faris Road Extension at the corner of Lots 67 and 68 which point is 1,366 feet from the intersection of East Faris Road Extension and Longview Terrace and running thence along the line of Lot 67, S. 53-45 W., 202.7 feet to an iron pin on the northern edge of a twenty (20) foot alley; thence along the said alley, S. 26-58 E., 100 feet to an iron pin in the line of Lot 69; thence through Lot 69, N. 53-00 E., 210.5 feet to an iron pin on the southwestern side of East Faris Road Extension; thence along East Faris Road Extension N. 31-26 W., 100 feet to the point of beginning.

5.11.20



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 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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