

DEC 22 12 01 PM '75

1356 395

DONNIE S. TANKERSLEY

**MORTGAGE**

THIS MORTGAGE is made this 19th day of December, 1975, between the Mortgagor, Daniel W. Conn and Laura C. Conn

(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 500 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand Three Hundred 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 December 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 of lot or land with the buildings and improvements thereon, lying and being at the Southwesterly intersection of Hillsborough Drive and Merrifield Drive, near the City of Greenville, S. C., being known and designated as Lot No. 52 on plat of Merrifield Park as recorded in the RMC Office for Greenville County, S. C. in Plat Book 000 page 177 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Hillsborough Drive, said pin being the joint front corner of Lots 52 and 53 and running thence with the common line of said Lots S 19-00 W 180 feet to an iron pin, the joint rear corner of Lots 52 and 53; thence S 71-00 E 190.4 feet to an iron pin on the Westerly side of Merrifield Drive; thence with the Westerly side of Merrifield Drive N 5-59 East Fifty-eight and Eight-tenths feet to an iron pin; thence North 1-20 East One Hundred Three and Eight-tenths feet to an iron pin; thence along the curve of Hillsborough Drive and Merrifield Drive the chord of which is North 34-50 West Forty and Four-tenths feet to an iron pin on the Southwesterly side of Hillsborough Drive; thence with the Southwesterly side of Hillsborough Drive North 71-00 West One Hundred Thirteen 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, 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.

0 3 9 5

4328 RV-2