

FILED
GREENVILLE CO, S. C.
MORTGAGE

1359 168

DONNIE S. TAKKERSLEY
R.M.C.

THIS MORTGAGE is made this 29th day of January 1976, between the Mortgagor, Keith Ray Vollnogle & Jeannine C. Vollnogle (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

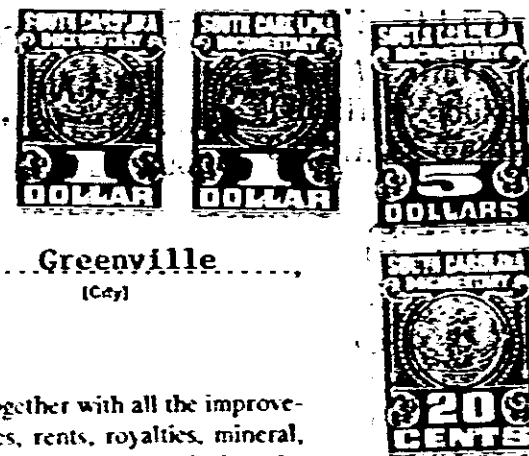
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 29, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1996.

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 on the southern side of Auburn Circle in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 101 as shown on a plat of College Heights recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book P at page 75 and having according to said plat and a more recent plat entitled "Property of Bessie B. Babb" dated February 2, 1952, prepared by T. C. Adams, and having the following metes and bounds, to wit:

Beginning at an iron pin on the Southern side of Auburn Circle at the joint front corner of Lots Nos. 101 and 100 and running thence with the line of Lot No. 100 S. 39-35 W. 210 feet to an iron pin; thence S. 39-48 W. 27.7 feet to an iron pin; thence S. 9-14 W. 70.2 feet to an iron pin in the line of Lot No. 102; thence with the line of Lot No. 102 N. 76-13 E. 234 feet to an iron pin on the western side of a 20 foot alley; thence with the western side of said alley N. 2-52 W. 186.4 feet to an iron pin on the southern side of Auburn Circle; thence with the curve of the southern side of Auburn Circle the chord of which is N. 82-21 W. 30 feet to a point; thence continuing with the curve of the southern side of Auburn Circle the chord of which is N. 64-28 W. 30 feet to the point of the beginning.

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which has the address of 12 Auburn Street, College Heights Greenville, South Carolina (herein "Property Address");

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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