

FILED
GREENVILLE CO. S. C.

FEB 18 4 11 PM '76

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1330 PAGE 411

THIS MORTGAGE is made this 18th day of February, 1976, between the Mortgagor, James N. Baucom and Nancy A. Baucom (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 Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand Three Hundred (\$22,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2001

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 with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown as Lot 93, Section Two, Long Forest Acres, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book FFFF, Page 11, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Plano Drive at the joint front corner of Lots 93 and 94 and running thence with the common line of said lots, S. 49-29 E. 146.7 feet to a point in the center of creek; thence with the center of said creek (the traverse of which is S. 41-46 W.) 105 feet to a point; thence N. 50-34 W. 88 feet to an iron pin; thence N. 42-06 W. 81.6 feet to an iron pin on the southeasterly side of Plano Drive; thence with said drive N. 53-55 E. 100 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described including the sewer easement of the Greenville County Sewer Authority.

This is the property conveyed to the grantors herein by deed recorded in the R. M. C. Office for Greenville County in Deed Book 905 at Page 253.



which has the address of 8 Plano Drive Greenville, South Carolina 29611 (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 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 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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