

FILED  
GREENVILLE CO. S.C.

APR 24 1976

**MORTGAGE**

1984 70

JOHN E. TANKERSLEY  
P.M.C.

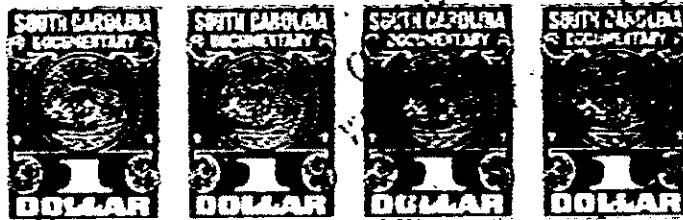
THIS MORTGAGE is made this second day of April,  
1976, between the Mortgagor, Ralph B. Durham and Shirley A. Durham,  
(herein "Borrower"), and the Mortgagee, Carolina Federal  
Savings & Loan Association,  
a corporation organized and existing  
under the laws of South Carolina, whose address is 500 East Washington  
Street, Greenville, South Carolina,  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand and Nine Hun-  
dred and Seventy-Five and 00/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated April 2, 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 April 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  
southwestern side of Maryland Avenue, and known and designated as Lot No.  
11 on Plat of Talmer Cordell Property, Map #4, made by Dalton & Neves, No-  
vember, 1949, recorded in the R.M.C. Office for Greenville County in Plat  
Book "X", at page 55, and having, according to said plat, the following  
metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Maryland Avenue,  
joint front corner of Lots Nos. 10 and 11 and running thence with the com-  
mon line of said lots S. 29-17 W. 150.0 feet to an iron pin; thence S. 60-  
43 E. 58 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12;  
thence with the common line of said lots N. 29-17 E. 150.0 feet to an iron  
pin on the southwestern side of Maryland Avenue; thence with Maryland Avenue  
N. 60-43 W. 58.0 feet to the point of beginning.



which has the address of 22 Maryland Avenue Greenville  
(Street) (City)  
South Carolina (herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments 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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