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GREENVILLE CO. S.C.

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MORTGAGE

WENNIE S. TANNER SLEY

THIS MORTGAGE is made this 17th day of May 1976 between the Mortgagor, Patricia A. Maddox, Shirley Putman, Napoleon Maddox & Geneva Maddox (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 East Washington Street, P.O. Box 10148, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and no/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 May 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:

on the southeastern side of Staunton Bridge Road, and being known and designated as Lot No. 25 on Plat entitled STAUNTON COURT, prepared by Piedmont Engineers and Architects, dated June 1966, recorded in the RMC Office for Greenville County, S.C. in Plat Book "PPP", Page 41, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Staunton Bridge Road at the joint front corner of Lots Nos. 24 and 25 and running thence with the common line of said Lots S. 37-03 E., 125.0 feet to an iron pin; thence N. 51-07 E. 155.5 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence with the common line of said Lots N. 39-35 W. 120.0 feet to an iron pin on the southeastern side of Staunton Bridge Road; thence with said Road S. 52-57 W. 150.0 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the western side of Hilton Street and being known and designated as Lot No. 85 on Plat of property of Henderson & McDowell known as NICKLE TOWN HEIGHTS, prepared by W. J. Riddle, Surveyor, April 1941, recorded in the RMC Office for Greenville County, S.C. in Plat Book "M", at Page 5, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Hilton Street at the joint front corner of Lots Nos. 85 and 86 and running thence with the common line of said Lots N. 85-55 W., 120 feet; thence N. 4-05 E., 40 feet to an iron pin at the joint rear corner of Lots Nos. 84 and 85; thence with the common line of said Lots S. 85-55 E., 120 feet to an iron pin on the western side of Hilton Street; thence with the western side of Hilton Street S. 4-05 W. 40 feet to the point of beginning.

Route #11, Staunton Bridge Road and
which has the address of 18 Hilton Street Greenville
S. C. (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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