

10 3 53 PM  
**MORTGAGE**  
 R.M.C.

300: 1337 808

THIS MORTGAGE is made this 18th day of May 1976 between the Mortgagor, John B. Freese and Nancy H. Freese (herein "Borrower"), and the Mortgagee Carolina Federal Savings and Loan Association of Greenville, a corporation organized and existing under the laws of the United States of America whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand Nine Hundred and No/100 (\$49,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated May, 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, 2006

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 Western side of Bridgewater Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 187 as shown on a plat of Botany Woods, Section IV, prepared by Piedmont Engineering Service and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at page 23 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Bridgewater Drive at the joint front corner of Lots 186 and 187 and running thence with the line of Lot 186 S. 78-27 W. 161 feet to an iron pin; thence S. 17-22 E. 166.5 feet to an iron pin at the joint rear corner of Lots 187 and 188; thence with the line of Lot 188 N. 68-50 E. 155.4 feet to an iron pin on the Western side of Bridgewater Drive; thence with the Western side of Bridgewater Drive N. 15-06 W. 140 feet to the point of beginning.



which has the address of 114 Bridgewater Drive Greenville South Carolina 29607 (herein "Property Address");  
(Street) (City) (State and Zip Code)

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.