

FILED
GREENVILLE CO. S. C.

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CONNOR S. TANKERSLEY

MORTGAGE

BOOK 1308 PAGE 354

THIS MORTGAGE is made this 31st day of May 1976, between the Mortgagor, Peter F. Carpenter and Nancy J. Carpenter (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association (herein "Lender"), a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six thousand nine hundred (\$36,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 certain piece, parcel, or lot of land, situate, lying and being on the southwestern edge of Devon Drive, in the Town of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot 60 on a Plat of Addition to KNOLLWOOD HEIGHTS, Section 3, recorded in the R. M. C. Office for Greenville County in Plat Book WWW, at Page 6, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point on the southwestern edge of Devon Drive, joint front corner of Lots 60 and 61, and running thence along the line of Lot 61, S 72-50 W, 165.0 feet to a point, thence along the line of Lot 53, S 17-10 E, 115.0 feet to a point; thence along the line of Lot 59, N 72-50 E, 165.0 feet to a point on the southwestern edge of Devon Drive; thence with said Drive, N 17-10 W, 115.0 feet to the beginning corner.

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which has the address of 108 Devon Drive Mauldin S. C. 29662 (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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