

FILED
GREENVILLE, CO. S. C.

MORTGAGE '76

BOOK 1371 PAGE 297

DONNIE S. TANKERSLEY

25th R.M.C.

THIS MORTGAGE is made this 25th day of June 1976, between the Mortgagor, Gerald E. Fisher and Bonnalyn M. Fisher (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand Six Hundred Twenty-Five & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 June 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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Valerie Drive, near the City of Greenville, South Carolina, and being designated as Lot No. 11 on the plat of Liberty Park, Map No. 2, as recorded in the RMC Office for Greenville County, S. C. in Plat Book MM, Page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Valerie Drive, joint front corner of Lots Nos. 10 and 11, and running thence along the common line of said lots, S. 52-33 E. 149.2 feet to an iron pin, the joint rear corner of Lots 10 and 11; thence N. 37-24 E. 125 feet to an iron pin, the joint rear corner of Lots Nos. 11 and 12; thence along the common line of said lots, N. 52-33 W. 148.5 feet to an iron pin on the southeasterly side of Valerie Drive; thence along the southeasterly side of Valerie Drive, N. 37-44 E. 125 feet to the point of beginning.

Being the identical property conveyed to the mortgagors herein by deed from Kenneth G. Pegram and Jane J. Pegram to be recorded of even date herewith.



which has the address of 22 Valerie Drive, Greenville, S. C. 29607 (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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