

FILED
GREENVILLE CO. S. C.
AUG 23 12 09 PM '76
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1376 PAGE 23

THIS MORTGAGE is made this 19th day of August 1976, between the Mortgagor Larry Ray Skinner and Janice W. Skinner (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand and no/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 19th 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 September 1st 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: All that piece, parcel or lot of land lying, being and situate in County and State aforesaid, on the northern side of Cinderella Lane, being shown and designated as Lot No. Thirty-one (31) on plat of Enchanted Forest made by Carolina Engineering and Surveying, dated Feb. 18, 1963 and which plat has been recorded in the R. M. C. Office for Greenville County in Plat Book YY, page 123, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the northern side of Cinderella Lane at the joint front corner of Lots Nos. 31 and 32 and running thence with the common line of said lots, N.31-30 E.150.8 feet to an iron pin; thence with the common line of Lots Nos. 30 and 31, S.29-12 E.165 feet to an iron pin on the northern side of Cinderella Lane; thence with the northern side of Cinderella Lane, S.60-48 W.46.0 feet to an iron pin; thence with the curve of Cinderella Lane, the chord of which is S.79-04 W.36.0 feet to an iron pin; thence with the northern side of Cinderella Lane, N.61-58 W.95.0 feet to an iron pin, the point of beginning. This being the same property which was conveyed to Maria Autrey by 4-D Builders Corp. by deed recorded on Nov. 20, 1974 in the R. M. C. Office for said County in Deed Book 1010, page 635. And being the same property which was conveyed to mortgagors herein by Maria Autrey by deed which will be recorded forthwith in the said office.



which has the address of 11 Cinderella Lane, Enchanted Forest Sub., Greenville, S. C. 29601 (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 seised 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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