

MORTGAGE

HONNIE S. TANKERSLEY

THIS MORTGAGE is made this 24 day of September 1976, between the Mortgagor, C. Richard Williams and Anne R. Williams (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 P. O. Box 10121, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 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 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 lot of land being shown as Lot 15 on plat of Addition to Section 4, Del Norte Estates, recorded in Plat Book 4N at page 10 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the western side of Great Glen Road at the joint front corner of Lots 15 and 16; thence N 70-43 W 140 feet with the joint line of said lots, to a point; thence S 19-11 W 110 feet to an iron pin; thence S 80-06 E 129.75 feet with line of Lot 14; thence with the curve of Great Glen Road, N 29-37 E 65 feet to an iron pin; thence with Great Glen Road, N 19-17 E 25 feet to the beginning.

Being the same property conveyed to the mortgagors by deed of James G. Vaughan, Jr., and Patty M. Vaughan, dated September 14, 1976, recorded September 24, 1976, in the RMC Office for Greenville County.

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which has the address of 33 S. Del Norte Road, Greenville, S. C. (City) (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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