

Mortgagee's address:
P. O. Box 10148
Greenville, S. C. 29603

FILED
GREENVILLE, S.C.
OCT 5 4 35 PM '76
DONNIE S. TAYLOR

BOOK 1379 PAGE 707

THIS MORTGAGE is made this 5th day of October 1976, between the Mortgagor, Gary B. Bagwell and Sheila R. Bagwell (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, whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 October 1, 1986

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 Northern side of East Gantt Street, in Gantt Township, about six and one-half miles South of the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 17 as shown on plat of property of Albert Taylor, prepared by Dalton & Neves, dated May, 1946, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P at page 49 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of East Gantt Street at the joint front corner of Lots Nos. 17 and 18 and running thence along the line of Lot No. 18 N. 41-16 E. 184.2 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence N. 41-18 W. 101 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 16; thence along the line of Lot No. 16 S. 41-16 W. 197.2 feet to an iron pin; thence S. 48-44 E. 100 feet along East Gantt Street to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Dean L. Gosnell and Edna Gosnell, dated October 5, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1044 at page 108, on October 5, 1976.



which has the address of 22 East Gantt Street Greenville
(Street) (City)
South Carolina 29605 (herein "Property Address");
(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 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.