

Box 10121, Greenville, S. C. 29603

FILED

**MORTGAGE**

DONNIE S. TANKERSLEY  
R.M.C.

1335 538

THIS MORTGAGE is made this 17th day of December 1976, between the Mortgagor, Michael A. Daniels (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association a corporation organized and existing under the laws of the State of South Carolina whose address is: BOX 10121, Greenville, South Carolina (herein "Lender").

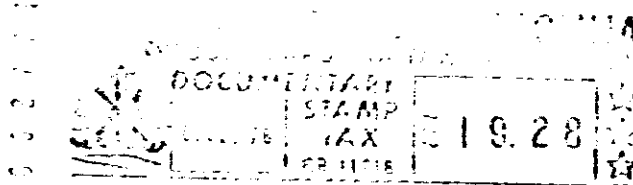
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-eight Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 1976 herein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as the major portion of Lot 77 on plat of Devenger Place, Section 1, recorded in Plat Book 4X at page 79 and having the following courses and distances:

BEGINNING at an iron pin on Longstreet Drive, joint front corner of Lots 77 and 78 and running thence along joint line of said lots, N. 47-49 E. 150.0 feet to an iron pin at rear corner of said lots; thence along the rear line of Lot 77, N. 41-25 W. 79.5 feet to an iron pin, joint corner of Lots 76 and 77 in new line of said lots; thence along new line of said lots, S. 49-40 W. 150 feet to an iron pin on Longstreet Drive; thence with said Drive, S. 41-25 E. 83.5 feet to an iron pin, the point of beginning.

Being the same property conveyed by James A. and Frances M. McGaughy, to the mortgagors herein, by deed recorded December 20, 1976.



which has the address of 427 Longstreet Drive, Route 4, Greer, S. C. 29651 (Street) (City) (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 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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