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GREENVILLE CO. S

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CONNIE S. TANKERSLEY
R.H.C.

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R.H.C.
MORTGAGE

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THIS MORTGAGE is made this 22nd day of April, 1977, between the Mortgagor, Hugh Carswell, Jr. and Jeri Lynn Carswell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand and NO/100ths (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2007.

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 or being in the County of Greenville, State of South Carolina, on the Northeasterly side of Vine Hill Road, being known and designated as Lot 141 according to a plat of Pine Forest Subdivision, prepared by Dalton & Neves, August 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at Pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Vine Hill Road at the joint front corner of Lots 140 and 141; thence along the joint line of said lots N. 28-07 E. 175 feet to an iron pin; thence S. 62-53 E. 100 feet to an iron pin at the joint rear corner of Lots 141 and 142; thence along the joint line of said lots S. 28-07 W. 142.9 feet to an iron pin on the Northeasterly side of Vine Hill Road; thence along the curve of Vine Hill Road, the chord of which is N. 79-39 W. 105 feet to an iron pin at the joint front corner of Lots 140 and 141, the point of beginning.

This the identical property conveyed to the mortgagor herein by deed of Charles L. Doughty, III recorded herewith.

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which has the address of 141 Vine Hill Road Greenville, South Carolina, (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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