

FILED  
GREENVILLE CO. S. C.

MAY 20 4 27 PM '77

DEED & MORTGAGE  
S.M.C.

# MORTGAGE

BOOK 1398 PAGE 304

THIS MORTGAGE is made this 20th day of May, 1977, between the Mortgagor, Samuel A. Few (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 P. O. Box 10121, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand and no/100ths (\$4,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 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 May 1, 1987

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 those pieces, parcels or lots of land in Greenville County, State of South Carolina, known and designated as Lots #32 and #33, eastern side of Nuggat Street, as shown on plat of Leslie & Shaw, Inc., made by C. C. Jones and Associates, February 1957, recorded in the R. M. C. Office for Greenville County in Plat Book NN, Page 3, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at joint front corner of Lots #33 and #34, running thence along the line of these lots, N. 65-52 E., 141.7 feet to an iron pin, thence S. 49-48 E., 41.7 feet to an iron pin at joint rear corner of lots #32 and #33, running thence S. 12-06 E., 72 feet to an iron pin at rear of lots #32 and #31, running thence S. 52-09 W., 118.6 feet to an iron pin on the eastern side of Nuggat Street, thence along the eastern side of Nuggat Street, N. 37-51 W., 65 feet to an iron pin, thence continuing along the eastern side of Nuggat Street, N. 37-51 W., 44.5 feet to an iron pin, which line is curved, the chord of which is N. 31-00 W., 30 feet to an iron pin, point of beginning.

This being the same property acquired by the mortgagor herein by deed of Leslie & Shaw, Inc. recorded in the R. M. C. Office for Greenville County on November 21, 1957 in Deed Book 588 at Page 151.

which has the address of 9 Nuggat Street Greenville  
(Street) (City)  
S. C. 29609 (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.

(CONTINUED ON NEXT PAGE)

SOUTH CAROLINA—1 to 4 Family—6/75—FEMA/FILMC UNIFORM INSTRUMENT

MORTGAGE

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
MAY 20 1977  
PB. 11218  
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