

GREENVILLE 00187
JUL 21 4 00 PM '77
FEDERAL SAVINGS & LOAN ASSOCIATION
GREENVILLE, S.C.

MORTGAGE

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THIS MORTGAGE is made this 21st day of July 1977, between the Mortgagor, D. Michael Plemmons and Lu Ann Plemmons (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Three Hundred Fifty and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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 July 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:

BEGINNING at an iron pin on the easterly side of Waccamaw Avenue, 90 feet from a 20 foot alley and running thence S. 69-52 E. 267 feet to an iron pin; thence N. 37-48 W. 137 feet to an iron pin; thence N. 69-52 W. 166 feet to an iron pin on the easterly side of Waccamaw Avenue, 20 feet from a 20 foot alley; thence along the easterly side of Waccamaw Avenue, S. 11-58 W. 70 feet to the beginning corner. LESS, HOWEVER, that certain tract described on the reverse side hereof.

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BEGINNING at an iron pin at the southeast corner of the intersection of Waccamaw Avenue and a 20 foot alley and running thence along the southern side of said 20 foot alley S. 69-52 E. 166 feet to an iron pin; thence continuing along said alley S. 37-48 E. 79 feet to an iron pin in the rear line of Lot 13, as shown on plat of Sunrise Circle recorded in the RMC Office for Greenville County in Plat Book JJ at Page 103; thence along the rear line of Lot 13 S. 11-58 W. 20 feet, more or less, to an iron pin at the corner of property now or formerly of Pearl M. Ridgeway; thence along line of said property, N. 37-48 W. along line of property now or formerly of Pearl M. Ridgeway, 79 feet, more or less, to an iron pin; thence continuing along line of said property N. 69-52 W. 166 feet, more or less, to an iron pin on the eastern side of Waccamaw Avenue; thence along the eastern side of said Avenue N. 11-58 E. 20 feet to the beginning corner.

The above described triangular strip of land was conveyed by Roy E. Nokleby to A. H. and Dorothy B. Moehlenbrock by deed dated July 28, 1951, recorded in Deed Book 439 at Page 385.

which has the address of 203 Waccamaw Avenue, Greenville, South Carolina (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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