

P. O. Box 10148  
Greenville, S. C. 29603

FILED  
GREENVILLE CO. S. C.

1401 880

# MORTGAGE

BONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 21st day of July 1977, between the Mortgagor, Marvin E. Ridge and Mary June Ridge (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of State of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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, 1997.

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, situate, lying and being on the western side of North Franklin Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 5 of a subdivision of Property of S. L. Styles, plat of which is recorded in the RMC Office for Greenville County in Plat Book K, at page 4, also shown on a plat by R. W. Dalton as the Property of Gerald Gene Gilstrap, and, according to said latter plat, has the following metes and bounds to wit:

BEGINNING at an iron pin on the western side of North Franklin Road, joint corner of Lots 4 and 5, and running thence N. 55-35 W. 132.4 feet to an iron pin on Berkly Avenue; running thence with said Avenue N. 70-39 E. 56.1 feet to an iron pin; running thence N. 85-21 E. 102 feet to an iron pin at the intersection of Berkly Avenue and North Franklin Road; running thence with North Franklin Road, S. 19-55 W., 45 feet to an iron pin; thence continuing with said road, S. 26-17 W., 67.4 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Larry G. Shaw Builder, Inc., of even date, to be recorded herewith.

which has the address of 219 North Franklin Road, Greenville,  
S. C. (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.

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