

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

BOOK 1405 PAGE 536

JUL 29 4 57 PM '77  
DONNIE S. TANKERSLEY  
R.M.C. made this

THIS MORTGAGE made this 29th day of July 1977, between the Mortgagor, Carroll B. Long (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").

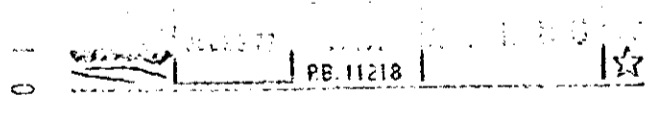
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Two Hundred --- (\$29,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 certain peice, parcel or lot of land with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot 73 of Verdin Estates, dated September 21, 1972, prepared by C. O. Riddle, recorded in the R.M.C. Office for Greenville County in Plat Book 4R at pages 34 and 35, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Edith Drive at the joint front corner of lots 72 and 73 and running thence with the joint line of said lots S. 23-52 E., 150 feet to an iron pin; thence S. 66-08 W. 80 feet to an iron pin; thence N. 23-52 W., 150 feet to an iron pin on the southeastern side of Edith Drive; thence with Edith Drive N. 66-08 E., 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed from Juster Enterprises, Inc., dated and recorded July 29, 1977.



which has the address of Edith Drive Mauldin, South Carolina 29662 (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.

536

4328 RV-2