

GREENVILLE CO. S. C.

SEP 23 2 18 PM '77

MORTGAGE

BOOK 1410 PAGE 701

DONNIE S. TANKERSLEY

This MORTGAGE is made this 23rd day of September 1977, between the Mortgagor, Frank W. Armitage and Sharon F. Armitage (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 10148, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 23 September 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 1 September 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 piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on Duquesne Drive, being shown and designated as Lot No. 101, on plat of Canebrake I, recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 P", at Page 28, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Duquesne Drive at the joint front corner of Lots Nos. 101 and 102, and running thence S. 48-09 E. 138.12 feet to an iron pin in the line of Lot No. 104; thence with the line of Lot No. 104, S. 48-00 W. 62 feet to an iron pin at the corner of Lot No. 105; thence with the rear line of Lot No. 105, S. 55-30 W. 36 feet to an iron pin at the rear corner of Lots Nos. 100 and 101; thence with the joint line of said lots, N. 40-43 W. 137.87 feet to an iron pin on the southeastern side of Duquesne Drive; thence with said Drive in a northeasterly direction an arc distance of 80.04 feet to the point of BEGINNING. (The radius distance being 709.59 feet).

The within is the identical property heretofore conveyed to the mortgagors by deed of Jim Vaughn Enterprises, Inc., dated 23 September 1977, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, S. C. 29602.

which has the address of Lot No. 101, Duquesne Drive, Greer, South Carolina 29651 (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.