

FILED
GREENVILLE CO. S. C.

SEP 27 10 25 AM '77

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

1411 178
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 27th day of September 1977, between the Mortgagor, Sally H. Carter (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg. 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 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 first day of September, 2002;

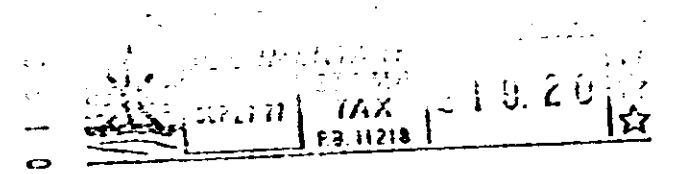
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 41 according to a plat of Coachwood Forest prepared by Wolfe & Huskey, Inc., Engineers dated January 31, 1977 and recorded in the R.M.C. Office for Greenville County in Plat Book 5X, at page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a RR spike in the center of East Georgia Road, joint front corner of Lots No. 40 and 41 and running thence with the joint line of said lots, S. 58-23 E. 346.2 feet to an iron pin; thence N. 30-11 E. 65.9 feet to an iron pin; thence N. 13-32 E. 162.1 feet to an iron pin; thence turning and running along joint line of Lots No. 41 and 42, N. 58-36 W. 366.3 feet to a RR spike in center of East Georgia Road; thence with said Road S. 13-32 W. 230 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed to mortgagor by deed of William F. Finnell and Grace A. Finnell to be recorded herewith.



which has the address of Lot 41, Coachwood Forest, Greenville, S. C. 29604 (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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