

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1412 PAGE 448

OCT 10 2 20 PM '77
THIS MORTGAGE is made this 10th day of October between the Mortgagor, James H. Lengel and Tommie Ann Lengel (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association of Greenville, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

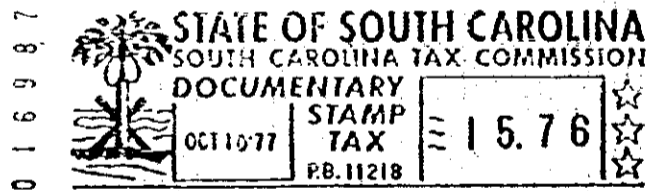
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 piece, parcel or lot of land situate, lying and being on the Eastern side of Trails End, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 152 as shown on a plat of Cleveland Forest, prepared by Dalton & Neves, dated May, 1940, with revisions through October, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at page 57 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Trails End at the joint front corner of Lots Nos. 151 and 152 and running thence N. 64-35 E. 159.4 feet to an iron pin at the joint rear corner of Lots Nos. 151 and 152; thence N. 26-35 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 152 and 153; thence S. 64-35 W. 159.4 feet to an iron pin on the Eastern side of Trails End at the joint front corner of Lots Nos. 153 and 152; thence along said Trails End S. 25-25 E. 60 feet to an iron pin, joint front corner of Lots Nos. 151 and 152, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Robert L. Waldrop, dated October 10, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1066 at page 454, on October 10, 1977.



which has the address of 105 Trails End, Greenville, S. C. 29605 (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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