

142 706

# MORTGAGE

THIS MORTGAGE is made this 6th day of February, 1978, between the Mortgagor, ALLEN C. CARTER and ANN S. CARTER (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 North Main Street, Anderson, South Carolina 29622 (herein "Lender").

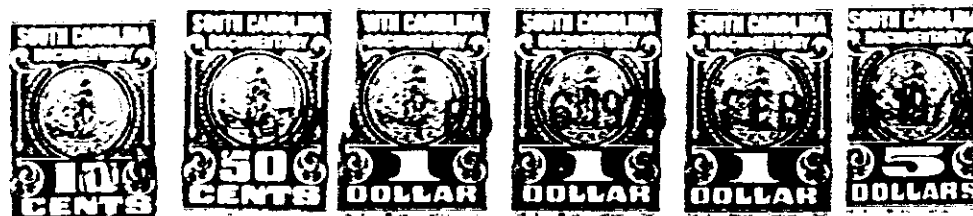
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one Thousand Five Hundred and No/100 (\$21,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 2008 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008.

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 the buildings and improvements thereon, lying and being on the southeasterly side of New Dunham Bridge Road, near the City of Greenville, S. C., being known and designated as Lot No. 1, Section 1 on plat of Vardry Vale as recorded in the RMC Office for Greenville County, S. C., in Plat Book WW, page 40, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of New Dunham Bridge Road, said pin being the joint front corner of Lots 1 and 2 and running thence with the southeasterly side of New Dunham Bridge Road N 33-59 E 80 feet to an iron pin; thence S 49-25 E 150 feet to an iron pin; thence S 37-09 W 85 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence with the common line of said lots N 47-18 W 146 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Margaret Caldwell Foster, Individually and as Executrix of the Estate of Jerry Wayne Foster, dated February 6, 1978, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1073, page 274, on February 6, 1978.



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which has the address of Rt. 8 New Dunham Bridge Road Greenville, S. C., 29611 (herein "Property Address");  
(Street) (City) (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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