

S. C. Federal Savings & Loan Association
115 East Camperdown Way
Greenville, South Carolina

GREENVILLE, S.C.

BOOK 1446 PAGE 611

MORTGAGE

THIS MORTGAGE is made this 28th day of September, 1978, between the Mortgagor, Charles E. Cauble and Ruth D. Cauble, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

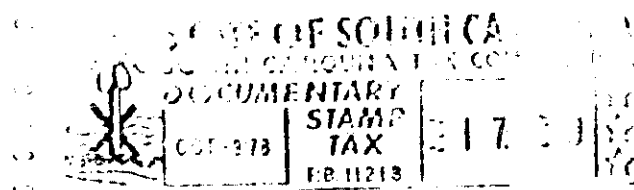
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 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 lying, situate, and being in the City of Greenville, County of Greenville, State of South Carolina and being known and designated as Lots Nos. 208 and 209 as shown on plat of Traxler Park made by R. E. Dalton, Engineer, dated March, 1923 and recorded in the R.M.C. Office for Greenville County in Plat Book F at Pages 114 and 115 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Woodvale Avenue at the joint front corner of Lots Nos. 209 and 210 and running thence along the joint line of said lots N. 25-23 W., 220 feet to an iron pin at the joint rear corner of Lots 209 and 210; thence along the rear line of Lot 209, N. 64-37 E., 70 feet to the joint rear corner of Lots 209 and 208; thence along the rear line of Lot 208, N. 57-29 E., 70.56 feet to an iron pin at the joint rear corner of Lots 208 and 207; thence along the joint line of Lots 208 and 207, S. 25-23 E., 204.5 feet to an iron pin at the joint front corner of Lots 208 and 207; thence along the front line of Lot 208 on Woodvale Avenue S. 49-57 W., 72.25 feet to an iron pin at the joint front corners of Lots 208 and 209; thence continuing along Woodvale Avenue and the front line of Lot 209, S. 59-47 W., 70.25 feet to the iron pin at the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Carroll A. Campbell, Jr., Mary C. Carpenter, Anne C. Henderson, Elizabeth C. Tatum, and Caroline C. Stegall recorded in the R.M.C. Office for Greenville County in Deed Book 1089 at Page 522 on the 9th day of September, 1978.
Octo ber



which has the address of 59 Woodvale Avenue Greenville S. C. (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 seized 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.

GCTO 3 OC 9 78

905

SOCT

4328 RV-2