

Nov 5 2 24 PM '78 MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 6th day of November 1978 between the Mortgagor, Kenneth C. Spengeman and Pamela D. Spengeman (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty thousand eight hundred and No/100ths (\$50,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 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 December 1st, 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: on the southern side of Brockman Drive, being shown and designated as Lot No. 66 on Map No. 1, Section IV, Knollwood Heights, prepared by C. O. Riddle Surveyor, dated October 12, 1973, recorded in Plat Book 4R at Pages 91 and 92, and being described more particularly, according to said plat, to-wit.

BEGINNING at a point on the southern side of Brockman Drive, at the joint front corner of lots No. 65 and 66 and running thence with the common line of said lots S. 06-48-32 W. 179.11 feet to an iron pin at the joint rear corner of said lots; thence N. 87-49-32 E. 138.19 feet to an iron pin at the joint rear corner of lots 66 and 67; thence along the common line of said lots N. 01-39-31 E. 163.13 feet to an iron pin at the joint front corner of said lots on the southern side of Brockman Drive; thence along the curve of the southern side of said Drive, the chord of which is N. 85-30-40 W. 121.95 feet to the point of beginning.

Derivation: Deed of Robert H. Chambers, recorded the 6th day of November, 1978, in Deed Book 1091 at Page 349.

which has the address of (Lot 66) Brockman Drive, Knollwood Subdivision, Mauldin, S. C. 29662 (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 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.

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