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GREENVILLE CO. S. C.
MAR 14 2 50 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VCL 1459 PAGE 741

MORTGAGE

THIS MORTGAGE is made this 14th day of MARCH 1979, between the Mortgagor, JEANNE D. THREATT (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 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND EIGHT HUNDRED (\$10,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1991;

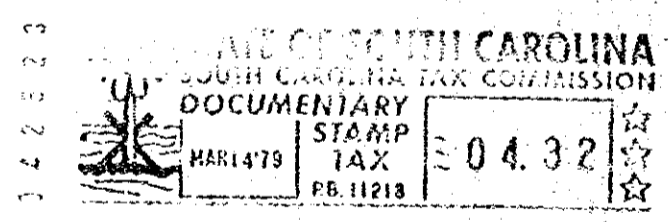
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situated, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, in the City of Greenville, on the north side of Hamilton Avenue, being known and designated as Lot No. 15 on a plat of the property of H. T. Mills, recorded in plat book "C" page 223, and being more fully described as follows:

Beginning at a stake on the north side of Hamilton Avenue, at the corner of Lot No. 14, which point is 60 feet in an easterly direction from the northerly corner of the intersection of Hamilton Avenue and Calhoun Street, and running thence with Hamilton Avenue S. 73-45 E. 60 feet to a stake on line of lot No. 16; thence with the line of lot No. 16, N. 16-15 E. 175 feet to a stake on a 15 foot alley; thence with the line of said alley, N. 73-45 W. 60 feet to a stake at corner of Lot No. 14; thence with the line of Lot No. 14, S. 16-15 W. 175 feet to the beginning.

This is the same property conveyed to mortgagor by L. Grace Woodside and Marion Dianne Woodside Killmer by deed dated 11/13/78 recorded 11/16/78 in deed vol. 1092 page 154 of the RMC Office for Greenville County, S. C.

Mortgagee's address:
PO Box 10148
Greenville, S. C. 29603



which has the address of Hamilton Avenue Greenville, S. C. 29601 (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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