

FILED
GREENVILLE CO. S.

MAR 19 4 47 PM '79

MORTGAGE

Mortgagee's Address:
PO Bx 10148
Gvl, SC 29603

DONNIE S. TANKERSLEY

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THIS MORTGAGE is made this 19th day of March 1979, between the Mortgagor, HARRY L. PETTY and ROSE B. PETTY, (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, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FOURTEEN THOUSAND ONE HUNDRED AND NO/100 (\$14,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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, 1999

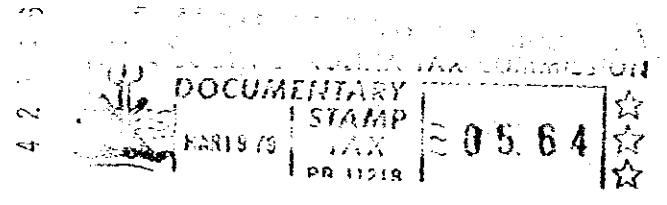
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land situate on the northern side of Beth Drive (formerly known as Elizabeth Drive) and on the eastern side of Central Court, being shown as Lot No. 62 on a plat of North Sunset Hills dated July 1941, prepared by Dalton & Neves, Engineers, recorded in Plat Book L at page 92 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Beth Drive at the joint front corner of Lot 61 and Lot 62 and running thence with Beth Drive S 60-52 W 60 feet to an iron pin; thence N 77-0 W 49.5 feet to an iron pin on Central Court; thence with said court N 3-27 W 99.7 feet to an iron pin; thence N 56-45 E 55.9 feet to an iron pin at the joint rear corner of Lot 61 and Lot 62; thence with Lot 61 S 27-55 E 126.4 feet to the point of beginning.

TOGETHER WITH the mortgagors' right, title and interest in and to an alley adjoining the northern property line of the subject property, and also being shown on the aforementioned plat recorded in Plat Book L at page 92.

This is the same property conveyed to the mortgagors by deed of Danny R. Simmons and Kathy H. Simmons, to be recorded herewith.



which has the address of 201 Beth Drive Greenville S. C. 29609 (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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