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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 16th day of May, 1979, between the Mortgagor, Kenneth R. Carlson and Lee Carlson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

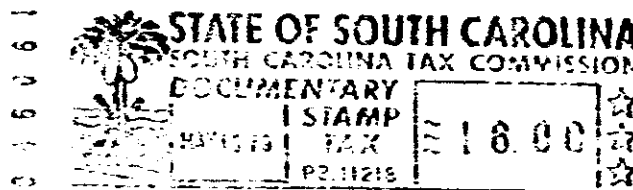
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 --- (\$40,000.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, ... 2009.....;

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 412 on plat of Del Norte Estates, Section V, recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bransfield Road at the joint corner of Lots 411 and 412 and running along the common line of said lots S. 62-16 W., 184.5 feet to an iron pin at Brushy Creek; thence along Brushy Creek, being the line, the following courses and distances: N. 53-57 W., 90.0 feet to a point; N. 5-52 W., 48.0 feet to a point; N. 12-46 E., 15.7 feet to a point at the joint rear corner of Lots Nos. 412 and 413; thence along the common line of said lots N. 76-34 E., 213.2 feet to an iron pin on the western side of Bransfield Road; thence continuing along Bransfield Road S. 11-44 E., 5.9 feet to an iron pin; thence continuing along Bransfield Road S. 20-29 E., 79.1 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Walter Sanford Wells and Judy H. Wells recorded in the R.M.C. Office for Greenville County on May , 1979, in Deed Book 1102, Page 856.



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which has the address of 6 Bransfield Road Greenville,
(Street) (City)
South Carolina (herein "Property Address");
(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.

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