

GREENVILLE CO. S. C.

JUN 1 12 13 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 30th day of May 1979, between the Mortgagor, Thomas M. Donovan and Linda J. Donovan (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").

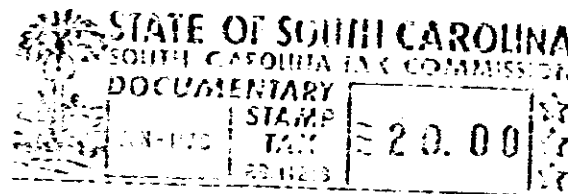
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 known and designated as Lot No. 199 on a plat of Devenger Place, Section 9 dated May, 1978, prepared by Dalton & Neves Co., recorded in the R.M.C. Office for Greenville County in Plat Book 6H, Page 71 and having, according to said plat, the following metes and bounds, towit:

BEGINNING at an iron pin on the northwestern side of Windward Way at the joint front corner of Lots 198 and 199 and running thence along the common line of said Lots N. 36-52 W., 250.1 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot 199 N. 78-19 E., 237 feet to an iron pin at the joint rear corner of Lots 199 and 200; thence along the common line of said Lots S. 26-14 E., 203.5 feet to an iron pin on the northwestern side of Windward Way; thence along Windward Way S. 58-56 W., 40 feet to an iron pin; thence continuing along Windward Way S. 54-22 W., 40 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Devenger Road Land Company recorded in the R.M.C. Office for Greenville County on May , 1979, in Deed Book 1103, Page 118.



which has the address of Windward Way, Greer, South Carolina (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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