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DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1979, between the Mortgagor, Charles Mamane and Michelle L. Mamane, (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").

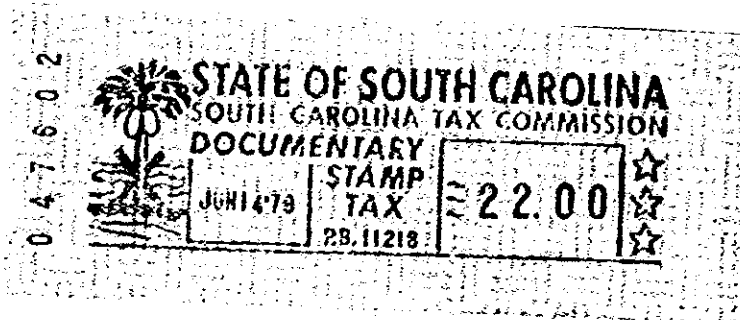
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Five Thousand and No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 on the eastern side of Westover Place, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 40, as shown on plat entitled Carters Grove, Section No. 2, prepared by Dalton & Neves Company, Engineers, dated August, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina In Plat Book 4-R, at Page 100, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Westover Place at the joint front corner of Lot Nos. 40 and 41 and running thence with the common line of said Lots, N. 70-28 E. 216 feet to an iron pin at the joint rear corner of said lots; thence turning and running N. 9-30 W. 22 feet to an iron pin at the joint rear corner of Lot Nos. 39 and 40; thence turning and running N. 72-10 W. 178 feet to an iron pin on the southwestern side of Caroleton Way at the joint front corner of said Lots; thence turning and running along said Caroleton Way, S. 41-43 W. 35 feet; S. 46-45 W. 50 feet; thence turning and running along the eastern side of Westover Place S. 5-22 W. 38.5 feet; S. 26-40 E. 55 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from John A. Bolen, Inc., of even date to be recorded herewith.



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which has the address of Lot 40, Carters Grove Greenville County,  
(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 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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