

FILED
GREENVILLE CO. S. C.

MORTGAGE

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JUL 16 11 35 AM '79
DONOR THIS MORTGAGE was made this 12th day of July 1979 between Mortgagor, Steven K. Garrison and Martha Dean S. Garrison (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States of America, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

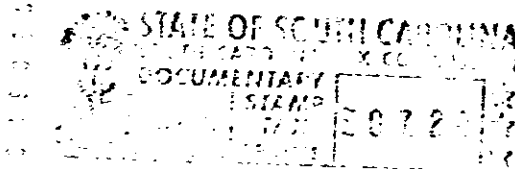
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1990

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 County of Greenville, State of South Carolina, and according to a plat prepared of said property by Dalton & Neves Co., Engineers, March, 1978, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-J, at page 41, having the following courses and distances, to-wit:

BEGINNING at a point in or near the center of Riley Smith Road, joint corner of property now or formerly owned by Florence G. Smith and running with the Smith line, N. 45-49 E. 420 feet to a point, joint corner of property now or formerly belonging to William Sloan Smith and Wayne B. Smith; thence running with the said Smith line, N. 44-11 W. 210 feet to a point; thence continuing with the said Smith line, S. 45-01 W. 375.2 feet to a nail and cap in or near the center of Riley Smith Road; thence running with the center of said Road, S. 31-50 E. 209.6 feet to a nail and cap in or near the center of said road, the point of beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Emily Green Smith and W. Sloan Smith, dated October 31, 1966, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 808, at page 564.



which has the address of Riley Smith Road Greenville South Carolina 29607 (therein "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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