

MORTGAGE

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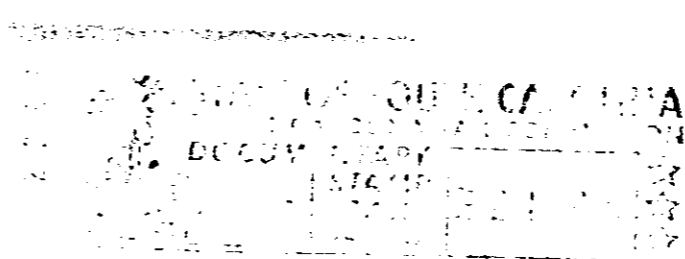
THIS MORTGAGE is made this 31st day of August 1979 between the Mortgagor, James P. Flanagan and Catharine H. Flanagan (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Assn., a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington St. (P.O. Box 10148) Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Three Thousand Two Hundred and No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 August 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 City of Mauldin, being shown and designated as Lot 110, Sheet 2 Addition to Knollwood Heights, on a plat thereof recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 18, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on Devon Drive at the joint front corner of Lots 110 and 111 and running thence along the common line of said Lots N. 47-48 W. 191.7 feet to an iron pin; thence N. 38-06 E. 120.3 feet to an iron pin; thence with the line of Lot 109, S. 47-48 E. 200.3 feet to pin on Devon Drive; thence along the said Devon Drive, S. 42-12 W. 120 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Eugene F. Clark and Daisy B. Clark recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.



which has the address of 232 Devon Drive, Mauldin, South Carolina 29662 (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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