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GREENVILLE CO. S. C.

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MORTGAGE

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WANKERSLEY
THIS MORTGAGE is made this 5th day of September 1979, between the Mortgagor, James Milton King and Doris J. King (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").

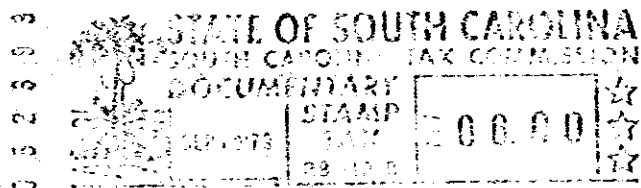
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and no/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1983;

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 being known and designated as Lot 12, Kenmore Terrace Subdivision, according to a plat prepared of said subdivision by J. Mac Richardson, November, 1958, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX, at page 7, and according to said plat having the following courses and distances, to-wit:

Beginning at an iron pin on the edge of Kenmore Drive, joint corner with Lot 11, and running thence with the common line with said Lot, S. 89-10 E. 150 feet to a point, joint corner with Lot 28; thence, S. 0-50 W. 75 feet to an iron pin, joint corner with Lot 26; thence, N. 89-10 W. 150 feet to an iron pin on Kenmore Drive; thence along Kenmore Drive, N. 0-50 E. 75 feet to the beginning corner.

The within property is the same property conveyed to the Mortgagors herein by deed of Rufus C. Sutherland, dated October 12, 1961, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 684, at page 115.



which has the address of 200 Bear Drive Greenville, S.C. (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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