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GREENVILLE CO. S. C.  
SEP 11 11 53 AM '79  
DORRIS S. TANKERSLEY

# MORTGAGE

BOOK 1480 PAGE 251

THIS MORTGAGE is made this 10th day of September 1979, between the Mortgagor, Robert L. Parsons and Virginia L. Parsons (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. 29603. (herein "Lender").

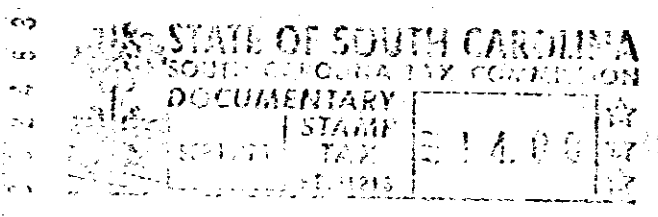
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if 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 in or near the City of Mauldin, Greenville County, S. C. located at the southern side of Muscadine Drive, and being designated as Lot No. 25 on a plat entitled "Rustic Estates, dated April 16, 1974 by Piedmont Engineers-Architects-Planners, and recorded in Greenville County in Plat Book 4-R at Page 71, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Muscadine Drive at the joint front corner of Lots Nos. 25 and 26 and running thence S. 22-24 E. 160 feet to a point; thence S. 67-36 W. 100 feet to a point; thence N. 22-24 W. 160 feet to a point; thence N. 67-36 E. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of The Werber Co., Inc., of even date to be recorded herewith.



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which has the address of 107 Muscadine Drive, Mauldin, S. C. 29662 (Street) (City) (State and Zip Code) (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".

4.0001

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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