

GREENVILLE
FILED
CO. S. C.
3 55 AM '79
DONN
RANKERSLEY
R.M.C.

BOOK 1480 PAGE 584

MORTGAGE

THIS MORTGAGE is made this 13th day of September 1979, between the Mortgagor, Mark J. Eoute and Wanda S. Eoute (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Asso., a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington St., Greenville, S. C., 29601 (herein "Lender").

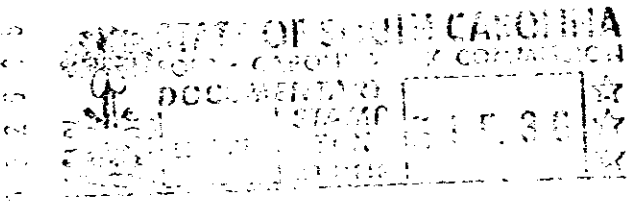
WHEREAS, Borrower is indebted to Lender in the principal sum of --Thirty Eight Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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, situate, lying and being on the south side of Maxie Avenue, near the City of Greenville, being shown and designated as Lot #17, of the property of Ernestine Massey, and an adjoining 25 feet of property of George W. March, Sr., and shown on plat prepared by Carolina Engineering & Surveying Co. as the Property of Geo. W. March, Jr., dated July, 1969, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Maxie Avenue at the joint front corner of Lots 16 and 17 of property of Ernestine Massey and running thence S. 14-41 E. 248.75 feet to pin in a branch; thence with branch N. 69-24 E. 145 feet to pin; thence along new line through property of March N. 19-07 W. 235.1 feet to pin on the south side of Maxie Avenue; thence with said Maxie Avenue S. 74-59 W. 125.5 feet to point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of George W. March, Jr., recorded in the R.M.C. Office for Greenville County, South Carolina, simultaneously herewith.



which has the address of 217 Maxie Avenue, Greenville, S.C., 29611 (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.

GCTO -----3 SE14 79 104

4.0001

0.584

4328 RV-2