

GREENVILLE
X SEP 20 3 54 PM '79
COUNTY REC'D

BOOK 1481 PAGE 421

MORTGAGE

THIS MORTGAGE is made this 20th day of September 1979, between the Mortgagor, L. Dean Cassell and Ruth D. Cassell (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand and no/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 9/20/79 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1994

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and known and designated as Lot No. 103 on the plat of Green Valley Subdivision, prepared by Piedmont Engineering Company, and dated December 20, 1957, which plat is recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book QQ, at pages 2 and 3, and which lot by reference to said plat is more particularly described as follows:

BEGINNING at an iron pin in the east line of East Round Hill Road, joint front corner of Lots Nos. 102 and 103, and running thence along the joint line of said lots, S. 81-49 E. 362.3 feet to an iron pin in edge of golf course, joint rear corner of Lots Nos. 102 and 103; thence along the edge of golf course N. 19-39 W. 261 feet to an iron pin, joint rear corner of Lots Nos. 103 and 104; thence along the joint line of said lots N. 86-00 W. 224.1 feet to an iron pin in the east line of said East Round Hill Road, joint front corner of lots Nos. 103 and 104; thence along the line of said road S. 12-31 W. 215 feet to the point of BEGINNING.

This lot is subject to the protective covenants covering the Green Valley Subdivision which are recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 593 at Page 297, and to any recorded easements or rights of way.

This is the same property conveyed to mortgagor by deed dated July 28, 1978 and recorded in Deed Book 1085 at Page 303 in the R.M.C. Office for Greenville County. Such property being granted by Elizabeth I. Freeman.

which has the address of East Round Hill Road, Green Valley, Greenville, S.C. 29609 (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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