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MORTGAGE

Book 1482 Page 607

THIS MORTGAGE is made this 28th day of September 1979 between the Mortgagor, Shirley C. Buchanan (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is 500 E. Washington St., P.O. Box 10148, Greenville, S.C. (herein "Lender").

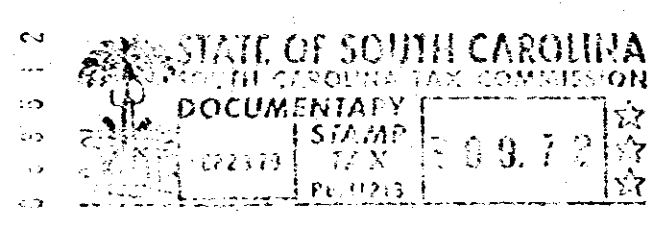
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand Three Hundred (\$24,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1984;

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 located in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 181 Garden Trail according to a plat entitled "Chanticleer, Section V", made by Webb Surveying & Mapping Company, dated July 1970, and recorded in the RMC Office for Greenville County in Plat Book 4-F, Page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Garden Trail at the joint front corner of Lots 181 and 182 and running thence along the line of Lot 182, N. 56-46 W. 161.5 feet to an iron pin; thence S. 53-31 W. 15 feet to an iron pin; thence S. 10-16 W. 160 feet to an iron pin; thence S. 80-44 E. 173 feet to an iron pin; thence along the right-of-way line of Garden Trail N. 13-52 W. 55 feet to an iron pin; thence continuing along the right-of-way line of Garden Trail N. 18-51 E. 55.6 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagor by deed of Guido Capri and Audrey Capri executed and recorded of even date herewith.



which has the address of Lot 181 Garden Trail, Greenville, S.C. 29605 (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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