

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

RECORDED
S.C.
APR 28 PM '80
GREENVILLE
SHERIDAN

BOOK 1501 PAGE 744

MORTGAGE

THIS MORTGAGE is made this 28th day of April, 1980, between the Mortgagor, Dennis P. Carlson, Jr., and Sarah E. Carlson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand Three Hundred Seven and 58/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1987.....;

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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 77 as shown on plat of Section Three, Brookside Subdivision, recorded in the RMC Office for Greenville County in plat book 5P at page 11, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Meadowbrook Drive, joint front corner of Lots 77 and 78; thence with the joint line of said lots, S. 39-55 W. 160 feet to an iron pin in the line of Marva Lee Putnam property; thence with the line of said property S. 50-05 E. 103 feet to an iron pin joint rear corner of Lots 77 and 76; thence with the joint line of said lots N. 39-55 E. 160 feet to an iron pin on the south side of Meadowbrook Drive; thence with the south side of said street N. 50-05 W. 103 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Larry D. Grider and Kathryn G. Grider of even date and to be recorded herewith.

RECORDED
DOCUMENTARY
APR 28 1980
GREENVILLE
SHERIDAN

which has the address of 120 Meadowbrook Drive Mauldin,
(Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

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 --- 1 APR 28 80 528 4.0001

0744

4328 RV-2