

FILE
GREENVILLE, S.C. MORTGAGE

BOOK 1505 PAGE 346

JUN 17 3 32 AM '80

THIS MORTGAGE is made this 16th day of June 1980, between the Mortgagor, Marshall K. Lounsberry and Penelope D. Lounsberry (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of SC, whose address is Post Office Box 10148, Greenville, SC (herein "Lender").

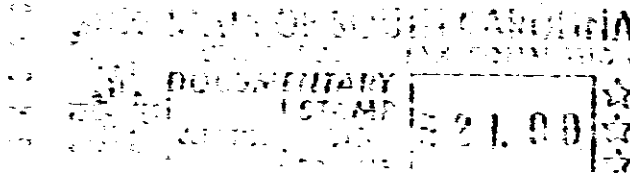
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-two Thousand Five Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010.

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:

being shown and designated as Lot number 132 of Gray Fox Run, Section II on plat recorded in Plat Book 7-C at Page 58 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Huntley Castle Court and Strange Road and running thence with the curvature of said intersection, the chord of which is, S 43-18 E 35.91 feet to a point on the western side of Strange Road; thence along said Strange Road, S 1-06 W 88.39 feet and continuing, S 2-57 W 51.24 feet to a point; thence turning and running S 86-24 W 109.24 feet to an iron pin at the joint rear corner of Lots 132 & 133; thence running along the common line of said lots, N 3-37 W 177.45 feet to a point on the southern side of Huntley Castle Court; thence along said court, S 87-24 E to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Balentine Brothers Builders, Inc. dated June 16, 1980 and recorded on even date herewith.



which has the address of Huntley Castle Court, Greer, South Carolina (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 seized 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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