

68 S. C.

PH '80

# MORTGAGE

150 988

Mortgagee's mailing address: P. O. Box 10148, Greenville, S. C. 29603

THIS MORTGAGE is made this 17th day of July 1980, between the Mortgagor, Ingleside, Inc. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States, whose address is P. O. Box 10148, 500 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Hundred Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 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 17, 1981.

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 those certain pieces, parcels or units, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Units No. 212, 215, 216, 252, 253, 254, 255 and 256 of Ingleside Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated February 26, 1980 and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1121, at Pages 262 through 327, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 7-O, at Page 88, as amended by First Amendment to Declaration (Master Deed) of Ingleside Horizontal Property Regime recorded in the R.M.C. Office for Greenville County on May 21, 1980 in Deed Book 1126 at Page 148.

This being a portion of the same property conveyed by A. J. Inglesby to Ingleside, Inc. by deed recorded December 21, 1979 in the RMC Office for Greenville County in Deed Book 1117, at Page 772, and also by deed of Redmond-Huguenin Enterprises, a South Carolina limited partnership, to Ingleside, Inc. recorded September 5, 1979 in the RMC Office for Greenville County in Deed Book 1110, at Page 801.

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which has the address of Units 212, 215, 216, 252, 253, 254, 255 & 256, Ingleside Condominium, Greenville, SC 29615 (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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