

GRAND FILED
S. C.
AUG 15 AM '80

MORTGAGE

FOSTER & RICHARDSON
BOOK 1500 PAGE 468

THIS MORTGAGE is made this 1st day of August 1980, between the Mortgagor, Jackie Lee Murphy and Mary Kathleen Murphy (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 August 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:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 260, Section V, Sheet I, of Subdivision known as POINSETTIA, said subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 87, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of South Almond Drive, joint front corner of Lots 261 and 269; thence running along the line of the instant lot N. 84-37 E. 103.5 feet to the intersection of South Almond Drive and Rainwood Drive; thence continuing with said intersection of said streets S. 50-23 E. 35.35 feet to a point on Rainwood Drive; thence continuing with Rainwood Drive S. 5-23 E. 150 feet to a point; thence running S. 84-37 W. 128.5 feet to a point; thence running N. 5-23 W. 174.99 feet to the point of beginning.

This being the property conveyed to the mortgagors herein by deed of Woodrow F. Zeigler and Ethel S. Zeigler recorded in the RMC Office for Greenville County, S. C., in Deed Book 1130 at Page 266 on August 1, 1980.

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which has the address of 414 South Almond Drive, Simpsonville, South Carolina 29681 (herein "Property Address");
(Street) (City) (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.

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