

MORTGAGE PLEASE MAIL

2001509 PAGE 124

FILED

THIS MORTGAGE is made this 29th day of July 1980 between the Mortgagor, Willie Douglas Tinsley and Linda D. Tinsley (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and no/100ths (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 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, 1990

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 No. 19, Section A, of Plat of Oak Hill, prepared by J. C. Hill, Surveyor, dated November 30, 1957, recorded in Plat Book MM at Page 29 in the RMC Office for Greenville County and having such metes and bounds as appear by reference to said plat.

THIS is the identical property conveyed to Linda D. Tinsley by Willie Douglas Tinsley, recorded in Deed Book 1066 at page 349 on October 6, 1977. By subsequent deed, Linda D. Tinsley conveyed to Willie Douglas Tinsley said property for and during the term of his natural life, said deed being recorded on March 13, 1979 in Deed Book 1038 at page 279.

which has the address of 19 Oakhill Dr, Greenville, S. C. (Street) (City) (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 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.

4 2 7 0

4328 RV-2

1980 JUL 29 11:44 PM

4328