

FILED
GREENVILLE CO. S. C.

OCT 16 5 04 PM '80

MORTGAGE

BOOK 1529 PAGE 770

THIS MORTGAGE is made this 16th day of October, 1980 between the Mortgagor, Richard A. Rhame and Rita C. Rhame (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington St., Greenville, South Carolina (herein "Lender").

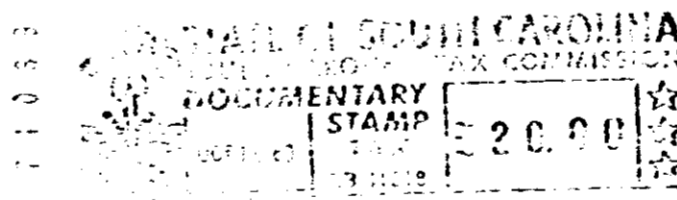
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the northern side of Woodvale Avenue, near the City of Greenville, being shown as Lots No. 201, 202 and 203, on plat of Second Revision of Traxler Park, recorded in Plat Book F, at Page 114, and described as follows:

BEGINNING at a stake on the northern side of Woodvale Avenue, corner of Lot No. 204, and running thence with line of said lot, North 25-23 W. 151.3 feet to a stake, corner of Lot No. 195; thence with line of Lots No. 195, 196, and 197, North 64-37 East 210 feet to a stake, corner of Lot No. 200; thence with line of said lot, South 25-23 East 212 feet to stake on Woodvale Avenue; thence with the northern side of Woodvale Avenue, as follows: South 77-12 West 71.65 feet to a stake; thence South 86 West 75.05 feet to a stake; thence South 78-49 West 72.2 feet to the BEGINNING corner.

This is the same property conveyed to the Mortgagors herein by deed of Larry James Heard and Ann L. Heard dated October 16, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1135, at Page 581, on October 16, 1980.



which has the address of 77 Woodvale Avenue, Greenville, South Carolina 29605 (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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