

FILED  
OCT 20 4 41 PM '80  
JOHN BANKERSLEY  
R.M.C.

BOOK 1521 PAGE 332

# MORTGAGE

THIS MORTGAGE is made this 20th day of October, 1980, between the Mortgagor, Carroll D. Carson & Racene B. Carson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 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, 1995;

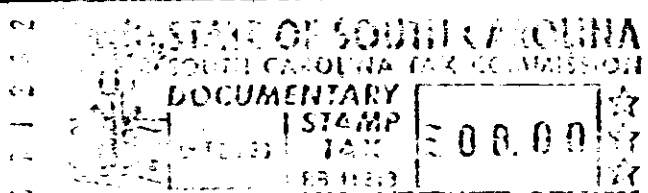
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 9, Westcliffe Subdivision, as shown on a plat thereof prepared by Piedmont Engineers & Architects, April 3, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at Page 32, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Eastcliffe Way, at the joint front corner of Lots 8 and 9, and running thence N. 11-49 E. 200 feet to an iron pin; thence running S. 82-20 W. 152.95 feet to an iron pin; thence S. 17-29 E. 187.1 feet to an iron pin on Eastcliffe Way; thence along Eastcliffe Way, S. 75-17 W. 75.9 feet to an iron pin; thence continuing along Eastcliffe Way, S. 78-45 W. 95.25 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of I. H. Philpot, as Trustee, recorded February 12, 1971, in Greenville County Deed Book 908 at Page 423.

This mortgage is junior in lien to that certain mortgage executed in favor of First Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County on April 17, 1975 in Real Estate Mortgage Book 1337 at Page 235.



which has the address of 9 Eastcliffe Way, Greenville, (Street) (City), South Carolina 29611 (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.

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