

Mortgagee's Mailing Address: P. O. Box 10148, Greenville, S. C. 29603

DEC 23 PM '80

RSLEY

1527-107

# MORTGAGE

THIS MORTGAGE is made this 8th day of December 1980, between the Mortgagor, Anthony B. Christopher, Sr. and Yvonne S. Christopher (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of one of the United States whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 January 1, 2001

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot 29 on plat of Block "F" Kanatenah, recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 130 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern intersection of East Faris Road and McCuen Street and running thence with the southwestern side of East Faris Road, S. 63-35 W. 60 feet to the corner of Lot 28; thence with the line of Lot 28, S. 26-59 E. 158.5 feet to an iron pin; thence N. 63-38 E. 60 feet to an iron pin on the western side of McCuen Street; thence with McCuen Street, N. 26-59 W. 158.6 feet to the beginning corner; the within metes and bounds description is in accordance with a more recent survey prepared for Anthony B. Christopher, Sr. and Yvonne S. Christopher by Carolina Surveying Company, August 28, 1974.

This being the same property conveyed to the mortgagors herein by deed of Ruth Diggs dated August 30, 1974 and recorded in the R.M.C. Office for Greenville County on September 5, 1974 in Deed Vol. 1006 at Page 251.

which has the address of 114 East Faris Road Greenville South Carolina (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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