

FILED  
GREENVILLE CO. S. C.  
JAN 14 4 49 PM '81  
DONN. J. LANKERSLEY  
R.H.C.

MORTGAGE

BOOK 1520 PAGE 550

THIS MORTGAGE is made this 8th day of January 1981, between the Mortgagor, Kenly M. Noel and Beverly R. Noel (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 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Six Thousand Eight Hundred Thirty Nine & 95/100 (\$46,839.95) Dollars, which indebtedness is evidenced by Borrower's note dated January 8, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2006

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 the improvements thereon, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot No. 79 of Traxler Park as shown on revised Plat thereof made by R. E. Dalton, and recorded in the RMC Office for Greenville County in Plat Book E, at Page 270, and having the following metes and bounds, to wit:

BEGINNING at a pin on Mount Vista Avenue, corner Lots No. 77 and running thence with the line of Lot No. 77 S. 25-22 E. 300 feet to a pin, corner of Lots Nos. 77, 78 and 79; thence with the line of Lot No. 78, S. 64-38 W. 100 feet to the corner of Lots Nos. 78, 79 and 81; thence with the line of Lot No. 81, N. 25-22 W. 300 feet to a pin on Mount Vista Avenue; thence with said Avenue, N. 64-38 E. 100 feet, to the beginning corner; less, however, a narrow strip at the front of said lot which was taken by the City of Greenville for a sidewalk.

This is the identical piece of property conveyed to the Mortgagors herein by deed of H. Lane Dennard, Jr. and Rita W. Dennard of same date.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA  
ON JAN 14 1981  
BY [Signature]  
STAMP 10/10/81

which has the address of 112 Mount Vista Avenue Greenville  
(Street) (City)  
S.C. 29605 (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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