

FILED  
GREENVILLE CO. S. C.

MORTGAGE

200:1531 1981 39

JAN 26 11 47 AM '81  
1981 THIS MORTGAGE is made this 22 day of January  
DONNIE TANKERSEET (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL  
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing  
under the laws of the State of South Carolina whose address is P. O. BOX 10148,  
Greenville, South Carolina, 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTEEN THOUSAND AND  
NO/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated January 22, 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 February 1, 1996.

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 in City of Greenville, County of Greenville, State of South  
Carolina, being known and designated as Lot No. 52 on plat of College  
Heights made by Dalton & Neves, Engineers, August, 1946, and recorded  
in the RMC Office for Greenville County in Plat Book P, page 75, and  
having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on south side of Princeton Avenue, joint  
front corner Lots 52 and 53, which pin is 300 feet in southwesterly  
direction from intersection of Princeton Avenue and Griffin Drive,  
and running thence along line of said lots S. 33-10 E. 175 feet to iron  
pin; thence along rear line of Lot 62, S. 56-50 W. 75 feet to iron  
pin, joint rear corner Lots 52 and 51; thence along joint line of said  
lots N. 33-10 W. 175 feet to iron pin on south side of Princeton Avenue,  
joint front corner Lots 51 and 52; thence N. 56-50 E. 75 feet to  
beginning corner.

This being same property conveyed to mortgagor herein by deed of  
Everett G. Luther and Mildred P. Luther on July 9, 1953, recorded in  
the RMC Office for Greenville County on July 9, 1953, in Deed Book 481,  
page 347.

which has the address of 14 Princeton Avenue Greenville  
(Street) (City)  
S. C. 29607 (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 improve-  
ments 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.

SOUTH CAROLINA - 1 to 4 Family - 6 75 - F.M.A. F.I.L.M.C. UNIFORM INSTRUMENT  
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