

GREENVILLE CO. S. C.

FEB 19 11 58 AM '81

DONNIE WANKERSLEY
R.M.C.

MORTGAGE

BOOK 1532 PAGE 913

THIS MORTGAGE is made this 19th day of February 1981, between the Mortgagor, Louis A. Seaborn, Jr. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws 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 Seventy-Five Thousand and No/100ths (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 19, 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 March 1, 2011

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 County of Greenville, State of South Carolina on the northern side of E. Seven Oaks Drive and known as Lot #8 of a subdivision known as Section II of Chanticleer as shown by plat made by R. K. Campbell dated 8/30/65 and recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of E. Seven Oaks Drive at the joint front corner of Lots 7 and 8 and running thence with joint line of said lots, N. 37-22 E. 157.3 feet to an iron pin; thence along rear line of Lot 8, N. 47-19 W. 110.45 feet to an iron pin at joint rear corner of Lots 8 and 9; thence with the joint line of said lots, S. 42-41 W. 160.2 feet to an iron pin on the northern side of E. Seven Oaks Drive, joint front corner of Lots 8 and 9; thence with the northern side of said E. Seven Oaks Drive, S. 47-19 E. 21.1 feet to an iron pin; thence S. 49-19 E. 103.9 feet to the beginning.

This is the same property conveyed to the mortgagor herein by deed of Mary L. Thomas, individually and Richard R. Thomas as Executor of the Estate of Frank E. Thomas, deceased dated February 17, 1981 to be recorded herewith.

which has the address of 421 E. Seven Oaks Drive, Greenville, S. C. 29605 (Street) (City) (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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