

P.O. Box 408
Greenville, SC 29602

FILED
GREENVILLE CO. S.C.

BOOK 1535 PAGE 933

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MORTGAGE

DONNE H. HARRISLEY
R.M.C.

THIS MORTGAGE is made this 20th day of March, 1981, between the Mortgagor, Kurt L. Carlson and Lois L. Carlson, (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 Ten Thousand Dollars and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1991.....;

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; together with all buildings and improvements thereon, situate, lying and being on the southern side of Poplar Lane in the Town of Mauldin, Greenville County, South Carolina being known and designated as Lot No. 101 as shown on a plat entitled Section No. 2 Holly Springs made by Piedmont Engineers & Architects, dated November 1972 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R at page 54, reference to said plat is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the mortgagors herein by deed of Willis E. Tippin, and recorded in the RMC Office for Greenville County, on January 15, 1979, in Deed book 1095, and Page 323.

This is a second mortgage and is junior in lien to that mortgage executed by Willis E. Tippin, in favor of Collateral Investment Company, which mortgage is recorded in RMC Office for Greenville County, in Book 1384, and page 242.

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which has the address of 310 Poplar Lane Holly Springs Mauldin,
(Street) (City)
South Carolina 29662 (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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