

FILED
S.C.

PH '81

MORTGAGE

BOOK 1545 PAGE 218

WATERSLEY

THIS MORTGAGE is made this 19th day of June 1981, between the Mortgagor, RALPH L. OGDEN & LYRIC P. OGDEN (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, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100ths (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 June 30, 1986

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 on the terminus of Huntington Court, Butler Township, County of Greenville, State of South Carolina, being known and designated as Lot 33 as shown on a recent plat prepared by Carolina Surveying Company, having 2.37 acres, more or less, entitled "Ralph L. Ogden and Lyric P. Ogden" recorded in Plat Book 8J at Page 51, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Huntington Court at the joint front corner of Lots No. 33 and 34, and running thence with the line of Lot 34, N. 44-40 W. 301 feet to an iron pin in the rear line of Lot No. 31 A; thence with the rear line of Lots Nos. 31 A and 32, S. 50-20 W. 325 feet to an iron pin in the line of property now or formerly of Greenville City Water Works property S. 44-40 E. 350 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 36; thence with the line of Lot No. 36, N. 43-21 E. 208.7 feet to an iron pin on the western terminus of Huntington Court; thence with the curve of the western terminus of Huntington Court; the following courses and distances: N. 17-19 W. 50 feet to an iron pin; thence N. 50-10 E. 50 feet to an iron pin; thence N. 77-37 E. 50 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of George T. Achille and Sylvia B. Achille on December 15, 1980 recorded in the R. M. C. Office for Greenville County in Deed Book 1138 at Page 913 on December 15, 1980.

which has the address of Rt. 2 Huntington Court Greenville S. C. 29607 (herein "Property Address");

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 seised 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.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
JUN 20 1981
STAMP
TAX
\$16.00
SC 1128

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