

FILED
GREENVILLE CO. S. C.
JUL 31 1 15 PM '81

MORTGAGE

BOOK 1548 PAGE 812

~~BOOK 1543 PAGE 722~~

THIS MORTGAGE is made this 9th day of June 1981 by and between Roland R. Tallarico and Louise M. Tallarico (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of United States whose address is P. O. Box 10148 Greenville, S. C. 29603 (herein "Lender").

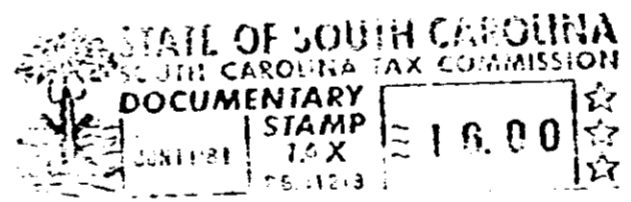
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northerly side of Silver Creek Road in Greenville County, South Carolina being known and designated as lot no. 323 as shown on a plat entitled Sugar Creek, Map No. 4, Section I made by C. O. Riddle dated August 5, 1974 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-D at Page 72 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Silver Creek Road at the joint front corner of lots nos. 323 and 324 and running thence along the common line of said lots, N. 34-30-15 E. 149.14 feet to an iron pin; thence S. 59-46-00 E. 132.14 feet to an iron pin at the joint rear corner of lots nos. 322 and 323; thence along the common line of said lots, S. 31-31-14 W. 155.55 feet to an iron pin on the northerly side of Silver Creek Road; thence along the northerly side of Silver Creek Road, N. 56-59-16 W. 139.92 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of John F. Boswell and Mildred G. Boswell to be recorded herewith.



which has the address of 217 Silver Creek Court Greer S. C. 29651 (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.

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