

GREENVILLE S.C.
OCT 26 2 13 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

ECO-1556 PAGE 401

THIS MORTGAGE is made this 27th day of October 1981, between the Mortgagor, Conrado Garcia and B. Nora Garcia (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

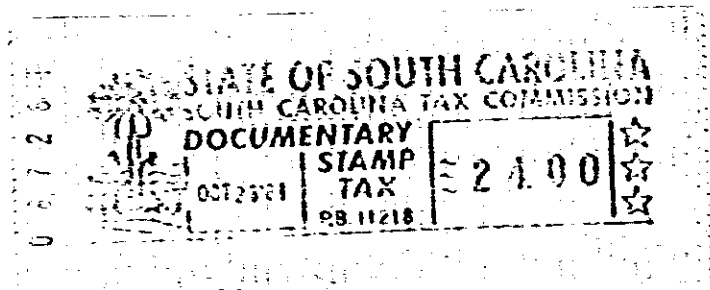
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand and no/100 (60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northern side of Hillcrest Drive and being known and designated as Lots Nos. 5 and 6 of Section G, as shown on plat of HIGHLAND TERRACE, prepared by R.E. Dalton, dated August, 1980, and recorded in the RMC Office for Greenville County in Plat Book E at Page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hillcrest Drive at the joint front corner of Lots Nos. 4 and 5 and running thence with the line of Lot No. 4, N. 09-52 E. 190 feet to a stake on a 15-foot alley; thence with the southern side of said alley, N. 80-08 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence with the line of Lot No. 7, S. 09-52 W. 190 feet to an iron pin on the northern side of Hillcrest Drive; thence with the northern side of Hillcrest Drive, S. 80-08 E. 100 feet to the point of beginning.

This being the same property conveyed to Mortgagors by deed of Carol W. Blanton and Margaret R. Watson, of even date, to be recorded herewith.



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which has the address of 32 W. Hillcrest Drive, Greenville,
[Street] [City]
South Carolina 29609 (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 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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