

RECORDED
NOV 22 PM '81
H.C. WEAVERSLEY

MORTGAGE

BOOK 1558 PAGE 236

THIS MORTGAGE is made this 13th day of November 1981, between the Mortgagor, Danny Lee Carson and Jean P. Carson (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 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 13, 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 December 1, 1988

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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the northern side of Guyton Street, being shown as Lot No. 132 on a plat of Heritage Hills, recorded in Plat Book YY at Page 187, and described as follows:

BEGINNING at an iron pin on the Northern side of Guyton, at the corner of Lot No. 131, and running thence with the curve of the northern side of said Street, the chords of which are N. 88-47 W. 50.4 feet and S. 87-32 W. 50 feet to an iron pin, corner of Lot No. 133; thence with the line of said lot, N. 6-20 W. 173.3 feet to an iron pin in line of Lot No. 126; thence with the lines of Lots Nos. 126 and 127, N. 70-07 E. 136 feet to an iron pin, corner of Lot No. 130; thence with the lines of Lots Nos. 130 and 131, S. 2-19 W. 217.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Robert S. and Jeanne K. Price dated June 8, 1979, and recorded in the Office of the RMC for Greenville County in Deed Book 1104 at Page 478, on June 11, 1979.

This mortgage is second and junior in lien to that certain mortgage given by the Mortgagors to Robert S. and Jeanne K. Price in the original amount of \$35,258.81 recorded June 11, 1979, in Mortgage Book 1469 at Page 742.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
NOV 22 1981

which has the address of 17. Guyton Street Greenville, S.C. 29615 (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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