

MORTGAGE

1358 407

GREENVILLE S.C.
RECORDED
NOV 21 1981

THIS MORTGAGE is made this 18th day of November 1981 between the Mortgagor, R. C. Robertson and Barbara M. Robertson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

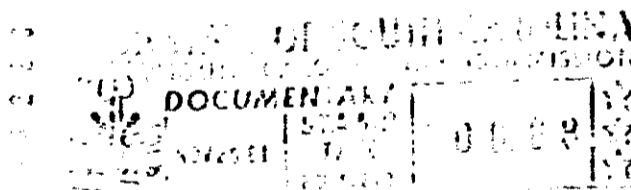
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 18, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 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 southwestern side of Galax Drive in Greenville County, South Carolina being known and designated as lot no. 29, Section 2, as shown on a plat entitled RICHMOND HILLS made by Carolina Engineering and Surveying Company dated April 20, 1965, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book JJJ at Page 81 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Galax Drive at the joint front corner of lots nos. 28 and 29 and running thence along the common line of said lots, S. 54-37 W. 150 feet to an iron pin; thence S. 35-23 E. 100 feet to an iron pin at the joint rear corner of lots nos. 29 and 30; thence along the common line of said lots, N. 54-37 E. 150 feet to an iron pin on the southwestern side of Galax Drive; thence along the southwestern side of Galax Drive, N. 35-23 W. 100 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of J. Frank Williams recorded May 3, 1968 in Deed Book 843 at Page 379.



which has the address of Route 3, 3 Galax Drive Greenville, S.C., 29609 (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 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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