

GRANDED
REC'D
NOV 26 AM '81
DORRIS
R.M.C.

MORTGAGE

BOOK 1560 PAGE 726

THIS MORTGAGE is made this 25th day of November 1981, between the Mortgagor, Dixie H. Pressley (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Assn, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina, 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Seven Hundred Ninety-Three & 65/100 (\$16,793.65) dollars, which indebtedness is evidenced by Borrower's note dated November 25, 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, 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 improvements thereon, or hereafter constructed thereon, lying and being in Greenville County, South Carolina, being shown and designated as Lot 19 on Plat of Section 2, Tanglewood, made by Lane & Webb Surveyors, recorded in Plat Book GG, page 57, and having, according to said plat, the following metes and bounds.

BEGINNING at a stake on the southern side of Tanglewood Drive 1,265.6 feet west and south from Old Easley Bridge Road, at corner of Lot 18, running thence with the southern side of said drive, S. 88-33 W., 65 feet to stake at corner of Lot 20; thence with line of said lot S. 24-07 W., 145 feet to a stake; thence S. 65-53 E., 306 feet to a stake at corner of lot 18; thence with the line of said lot N. 31-09 W., 299.5 feet to beginning corner.

This is that property conveyed to Mortgagor by deed of Gwendolyn Brown Hancock dated and filed concurrently herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
RECORD #1 TAX 20672
NOV 25 1981

which has the address of 114 Tanglewood Drive Greenville, S. C. 29611 (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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