

CR. FILED
SOUTH CAROLINA
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BOOK 1561 PAGE 58

MORTGAGE

*W. H. ...
Greenville, S.C. 29602*

THIS MORTGAGE is made this 4th day of January, 1982, between the Mortgagor, Randolph Edwards and Lillie Edwards (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 Post Office Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Six Hundred and No/100 (\$12,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1982 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1992

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 situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 8, as shown on plat of Lincoln Forest made by Carolina Engineering & Surveying Co., dated October 1, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book YY, at page 17, and described as follows:

BEGINNING at an iron pin on the Northern side of Lynch Drive at the joint front corner of Lots Nos. 8 and 9 and running thence with the line of Lot 9, N. 44-10 West 131.7 feet to an iron pin in the rear line of Lot No. 27; thence with the rear line of Lots 27 and 28, N. 45-50 East 75 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with line of Lot No. 7, S. 44-10 East 131.8 feet to an iron on the Northern side of Lynch Drive; thence with the Northern side of Lynch Drive S. 45-58 West 75 feet to the beginning corner.

THIS property is conveyed subject to existing and recorded easements, rights of way, reservations and restrictions as recorded in the R. M. C. Office for Greenville County, and as shown on said plat.

BEING the same property conveyed to Randolph Edwards and Lillie Edwards by S & M Real Estate Co., Inc., on May 26, 1971, and recorded on March 24, 1972, as noted in Deed Volume 939 at Page 157, in the Office of the R. M. C. for Greenville County.

which has the address of 108 Lynch Drive, Greenville (Street) (City) S. C. 29605 (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 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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