

EDDIE E. TOWNES, ATTORNEY
P. O. BOX 501
GREENVILLE, S. C. 29602

MORTGAGE

FILED
GREENVILLE CO. S. C.
SEP 19 1982
DONNA TANKERSLEY

THIS MORTGAGE is made this 31st day of August
1982 between the Mortgagor, John T. Douglas, Jr.
(herein "Borrower"), and the Mortgagee, Carolina Federal
Savings and Loan Assoc., a corporation organized and existing
Under the laws of South Carolina, whose address is Box 10148
Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty one Thousand and
no/100 Dollars, which indebtedness is evidenced by Borrower's note
dated August 31, 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 October 1, 1987

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, lying and being on Beaufort St., shown and designated as
Lot No. 123 of a subdivision known as Section 2, McSwain Gardens,
plat of which is recorded in the RMC Office for Greenville County,
S. C. in Plat Book LL at Page 137.

This property is conveyed subject to restrictions, easements and
rights of way of record, if any, including that right of way granted
to the S. C. Highway Department, containing 2470 square feet along
Old Spartanburg Rd.

This is the same property conveyed to John T. Douglas, Jr. by John
A. Mullins by deed of even date to be recorded.

GREENVILLE SOUTH CAROLINA
DOCUMENTARY
STAMP
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which has the address of 111 Beaufort St., Greenville, S.C. 29615
(Street) (City)
29615 (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 improve-
ments 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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