

MORTGAGE

CS # 78041751

FILED GREENVILLE CO. S.C.

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THIS MORTGAGE is made this 5 day of March 1984, between the Mortgagor, Eric Martin Webb and Carolyn Taylor Webb (herein "Borrower"), and the Mortgagee, C. & S. REAL ESTATE SERVICES, INC., a corporation organized and existing under the laws of South Carolina, whose address is 5900 Corp. Ave. - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

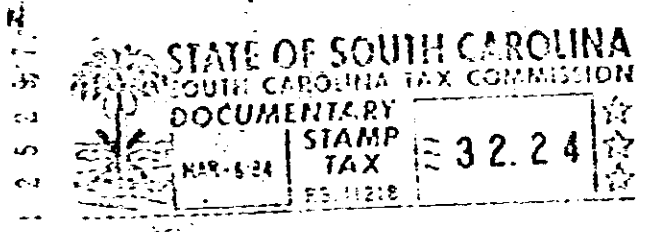
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY THOUSAND FIVE HUNDRED FIFTY AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014;

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 certain piece, parcel or lot of land, situate lying and being on the eastern side of Westover Place, in the County of Greenville, State of South Carolina, being known and designated as part of Lot No. 40, as shown on plat entitled Carter's Grove, Section No. 2, prepared by Dalton & Neves, Engineers, dated August, 1974 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 100, and having according to a more recent plat made by Freeland & Associates, dated November 17, 1983 entitled "Carter's Grove, Sec. 2, Part Lot 40, Property of Charles Mamane" recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-J at Page 42 the following metes and bounds to-wit:

BEGINNING at an iron pin on the east side of Westover Place at the joint front corner of Lot No. 40 and 41 and running thence with the common line of said Lots N. 70-28 E. 216 feet to an iron pin; thence N. 9-30 E. 22 feet to an iron pin; N. 72-26 W. 48.60 feet to an iron pin; thence S. 88-18 W. 48.59 feet to an iron pin; thence N. 57-52 W. 47.07 feet to an iron pin; N. 64-49 W. 37.93 feet to an iron pin on the southwestern side of Caroleton Way; thence running along Caroleton Way S. 41-43 W. 35 feet to an iron pin and S. 46- 25 W 50 feet to an iron pin; thence running along the eastern side of Westover Place S. 5-22 W. 38.3 feet to an iron pin and S. 26-40 E. 55 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Charles Mamane and Michelle L. Mamane of even date to be recorded herewith.



which has the address of 8 Westover Place, Greenville, South Carolina 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 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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