

1353

GREENVILLE CO. S.C.

BOOK 71 PAGE 353

MAR 31 2 30 PM '75

DOONIE & TAYLORLEY MORTGAGE

BOOK 1335 PAGE 714

THIS MORTGAGE is made this 28th day of March, 1975, between the Mortgagor, H. Donald Sellers and Merian H. Sellers (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 P. O. Box 10121, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand Two Hundred and No/100--Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest.

SEP 6 1980

BEGINNING at an iron pin on the Southern side of Crescent Court at the joint front corner of Lots Nos. 13 and 14 and running thence with the line of Lot No. 14 S. 9-00 W. 145.5 feet to an iron pin in the line of Lot No. 16; thence with the line of Lot No. 16 N. 77-13 W. 52 feet to an iron pin; thence N. 1-45 W. 144.5 feet to an iron pin on the Southern side of Crescent Court; thence with the Southern side of Crescent Court S. 81-00 E. 79.3 feet to the point of beginning.

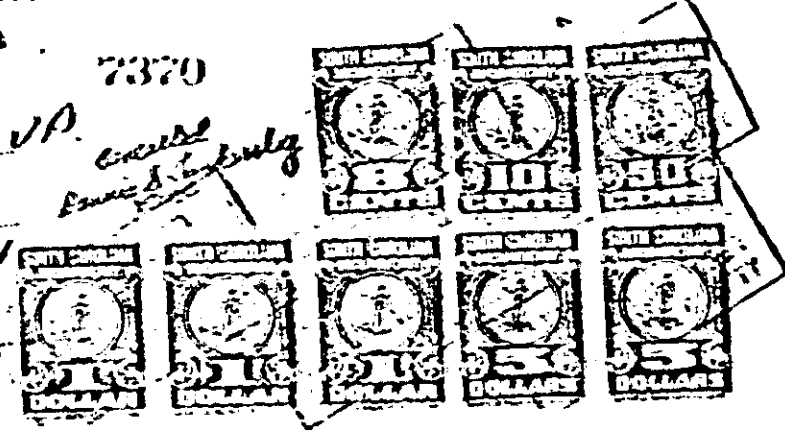
Carolina Federal Savings and Loan Association of Greenville, S.C.

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MAY 19 11 00 AM '80  
GREENVILLE COUNTY, S.C.  
REC'D

SEP 8 1 15 PM '80  
DOONIE & TAYLORLEY  
R.M.C.

*Sept 4 80*  
*Merian H. Sellers*  
*H. Donald Sellers*



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal and interest on any future advances secured by this Mortgage.

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