

GREENVILLE, S. C.

SEP 6 4 22 PM '77
MORTGAGE

BOOK 78 PAGE 421

1409 152

THIS MORTGAGE is made this 2nd day of SEPTEMBER 1977, between the Mortgagee, STEVEN F. LANZER & ROSEMARY A. LANZER (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 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FOUR THOUSAND Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2007

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 perfect 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 lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 2 as shown on plat of WOODALL Subdivision, as shown on plat recorded in plat book 5 P page 12 of the PMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Camelot Drive, the joint front corner of Lots 1 & 2; thence with the joint line of said lots N. 87-57 W. 140 feet to an iron pin in line of Holly Tree Plantation Golf Course; thence with line of said property S. 2-03 W. 90 feet to an iron pin, joint rear corner of Lots 2 & 3; thence with the joint line of said lots S. 87-57 E. 140 feet to an iron pin on the west side of Camelot Drive; thence with said street N. 02-03 E. 90 feet to the point of beginning.

This is the same lot conveyed to mortgagors by Franklin Enterprises, Inc. by deed dated September 2, 1977, to be recorded herewith.

PAID SATISFIED AND CANCELLED
Carolina Federal Savings and Loan Association
of Greenville, S. C.

RICHARD A. GANTT
Attorney at Law
14 Mary Street
Greenville, S. C. 29601

Carolina Federal Savings and Loan Association
PO Box 10148 Greenville, S. C. 29603

RECORDED
SEP 13 3 05 PM '82
GREENVILLE, S. C.

Sept 27 1982
27 Daniels Drive
(herein "Property Address")

SEP 30 1982 7913

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 mo. d., 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 herein 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.

4328 IV-3