

MORTGAGE

THIS MORTGAGE is made this 9th day of May, 1975, between the Mortgagor, GEORGE C. CARPENTER AND CAROLINE L. CARPENTER

(herein "Borrower"), and the Mortgagee, SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETEEN THOUSAND NINE HUNDRED SEVENTY FIVE ----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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 10, 2000

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 buildings and improvements thereon situate, lying and being on the southeastern side of Forest View Drive in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 11 of Forest Hills, Addition No. 2, made by Dalton & Neves, Engineers, February, 1939, and recorded in the R. M. C. Office for Greenville County, S. C., in plat book J, at page 213, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Forest View Drive, at the joint front corner of Lots 10 and 11, said pin being 487.4 feet in a northeasterly direction from the point where the southeast side of Forest View Drive intersects with the northeast side of Longview Terrace, and running thence along the southeast side of Forest View Drive, N 64-30 E 85 feet to an iron pin, joint front corner of Lots 11 and 12; thence along the line of Lot No. 12, S 25-30 E 170 feet to an iron pin in the line of Lot No. 14; thence along the line of Lots Nos. 14 and 15, S 64-30 W 85 feet to an iron pin, joint rear corner of Lots Nos. 11 and 10; thence along the line of Lot No. 10, N 25-30 W 175 feet to an iron pin on the southeast side of Forest View Drive, the point of beginning.



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 of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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