

FILED
GREENVILLE CO. S. C.

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MORTGAGE

BOOK 1357 PAGE 180

DONNIE S. TANKERSLEY

R.H.C. THIS MORTGAGE is made this 31st day of December 1975, between the Mortgagor, BUFORD T. STROUD AND JUDY E. STROUD

SAVINGS AND LOAN ASSOCIATION (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 Post Office Box 10148, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 31, 1975 (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, 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, together with all buildings and improvements thereon, situate, lying and being at the northeastern corner of the intersection of Woodridge Circle with Swinton Drive in the City of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 67, on a plat of WINDSOR PARK, made by R. K. Campbell, Surveyor, dated March 29, 1960, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book RR, page 25, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Swinton Drive at the common corner of Lots Nos. 67 and 68, and running thence with said side of Swinton Drive, N. 81-25 W., 100 feet to an iron pin; thence with the curve of the northeastern corner of the intersection of Swinton Drive and Woodridge Circle, the chord of which is N. 31-09 W., 57.3 feet to an iron pin; thence with the eastern side of Woodridge Circle, N. 19-00 E., 110 feet to an iron pin; thence along the line of Lot No. 97, S. 71-00 E., 118.6 feet to an iron pin; thence with the line of Lot No. 68, S. 8-35 W., 130.6 feet to an iron pin, the point of BEGINNING.



which has the address of Route 46, Woodridge Circle, Mauldin, Greenville, S. C., 29607 (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 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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