

P. O. Box 10148  
Greenville, S. C.  
29602

Nov 12 9 57 AM '76

MORTGAGE

BOOK 1382 PAGE 740

DONNIE S. TANKERSLEY

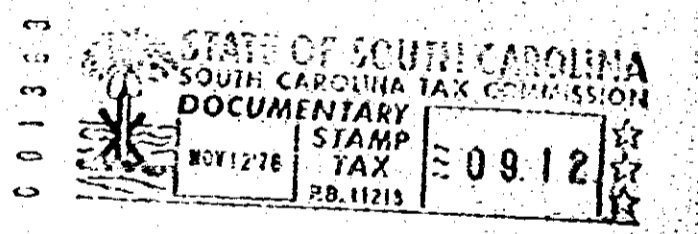
THIS MORTGAGE is made this 10th day of November 1976, between the Mortgagor, Paul D. Maynard and Linda B. Maynard (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148 Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two thousand eight hundred (\$22,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2001;

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 and City of Greenville, State of South Carolina: on the western side of Tabor Street, being shown and designated as Lot 6 and a five-foot strip on the northerly side of Lot 7 and adjoining Lot 6, on a Plat of Property of James M. Bruce, Furman C. Smith, and others, recorded in the RMC Office for Greenville County in Plat Book T, at Page 173, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Tabor Street, joint front corner of Lots 5 and 6, and running thence with the common line of said Lots, S 66-40 W, 125.6 feet to an iron pin; thence S 23-20 E, 50 feet to an iron pin, joint rear corner of Lots 6 and 7; thence along the rear line of Lot 7, S 23-20 E, 5 feet to an iron pin; thence with a line parallel to the common line of Lots 6 and 7 running N 66-40 E, 125.6 feet to an iron pin in the front line of Lot 7 on the western side of Tabor Street; thence with said Tabor Street, N 23-20 W, 5 feet to an iron pin, joint front corner of Lots 6 and 7; thence continuing along the western side of Tabor Street, N 23-20 W, 50 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Creative Builders, dated November 10, 1976, to be recorded simultaneously herewith.



which has the address of 12 Tabor Street Greenville S. C. 29609 (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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