## **MORTGAGE**

V

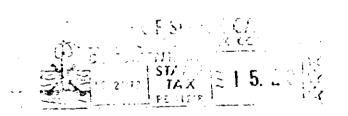
THIS MORTGAGE is made this	14tb	L		day o	of	November		
978, between the Mortgagor, James	F. Ça	rter,	Jr.					
	(herein	"Borrov	ver"),	and	the	Mortgagee,	First	Federa
Savings and Loan Association, a corporati	ion orgar	nized and	l existi	ng un	der t	he laws of the	e Unite	d State
of America, whose address is 301 College	Street, C	Freenville	e, Sout	h Car	rolina	a (herein "Le	nder")	

WHEREAS, Borrower is indebted to Lender in the principal sum of <u>Thirty eight thousand 00/100-----(\$38,000.00)---</u> Dollars, which indebtedness is evidenced by Borrower's note dated <u>November 14, 1978</u>, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on <u>1st</u>... December, ... 2003

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.345 Acres on a plat entitled James F. Carter, Jr., made by C. O. Riddle, Registered Licensed Surveyor, dated November, 1978, recorded in the RMC Office for Greenville County, S.C., in Plat Book 6 Pg. 39, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin, the center of the end of Penn Street, with said pin being approximately 449.2 feet from the intersection of Penn Street and Tallulah Drive, which pin is located at the joint center of Penn Drive, which is herein mortgaged and property now or formerly of Jack L. Frasher, Jr.; thence running with joint line, N. 26-13 W., 125.4 feet to an iron pin; thence S. 58-36 W., 472.8 feet to an iron pin; thence S. 31-32 E., 126 feet; thence N. 58-31 E., 229.3 feet; thence N. 58-19 E., 207.17 feet; thence N. 59-22 E., 24.85 feet to a nail and cap, the point and place of beginning.

This being the same property conveyed to mortgagor by deed, dated 2-26-71 recorded in the RMC Office for Greenville County, S.C., in Deed Book 909 at Page 473



which has the address of 120 Penn Street Greenville

South Carolina (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.

SOUTH CAROLINA -- 1 to 4 Family = 6.75 -- FNMA/FHLMC UNIFORM INSTRUMENT (with a mendment a lid right are 24.

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