

FILED
GR. VILLE CO. S. C.
JUN 15 11 42 AM '79 MORTGAGE

VOL 1470 PAGE 323

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this R.M.C. 15th day of June 19. 79, between the Mortgagor, WILLIAM FRANCIS MARION, JR. and BEVERLY M. MARION (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of The United States of America, whose address is 500 East Washington Street, Greenville, South Carolina 29603. (herein "Lender").

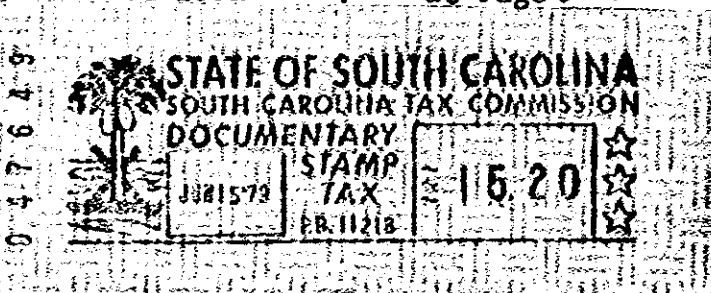
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand and No/100ths (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009.

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 certain 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, on the Western side of Afton Avenue and being known and designated as Lot No. 51, according to a plat of Alta Vista Subdivision by R. E. Dalton, dated June, 1925, recorded in Plat Book G, Page 20, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Afton Avenue, joint corner of Lots Nos. 51 and 52, which iron pin is 290.2 feet North of the intersection of Afton Avenue and Oliver Street and running thence along the line of Lot No. 52, N. 85-40 W. 160 feet to an iron pin, joint rear corner of Lots Nos. 51 and 52; thence along the line of Lot No. 38, N. 4-15 E. 60 feet to an iron pin, rear corner of Lots Nos. 38, 39, 50 and 51; thence along the line of Lot No. 50, S. 85-40 E. 160 feet to an iron pin on the western side of Afton Avenue, joint front corner of Lots Nos. 50 and 51; thence along Afton Avenue S. 4-15 W. 60 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Marcia Gibson Armfield, dated June 15, 1979, recorded in the R.M.C. Office for Greenville County in Deed Book 1104 at Page 858 on June 15, 1979.



which has the address of 18 Afton Avenue, Alta Vista, Greenville, South Carolina 29601 (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.

4328 RV-2