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GREENVILLE, S.C.
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MORTGAGE

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THIS MORTGAGE is made this 10th day of July 1979 between Mortgagor, Philip A. Prince and Dawn H. Prince (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States, whose address is 500 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 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 July 1, 2009.

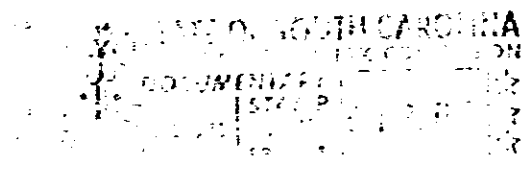
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in Greenville Township, Greenville County, S.C., lying and being situate on the eastern side of Afton Avenue, in Ward 6, within the limits of the City of Greenville, being known and designated as a portion of Lot 76 according to plat of ALTA VISTA prepared by R.E. Dalton, June 1925, as revised through June 1931, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "G", Page 20, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Afton Avenue at the joint corner of Lots 75 and 76 and running thence along said Avenue N. 4-15 E. 65 feet to an iron pin at the joint corner of Lots 76 and 77; thence along the joint line of said lots S. 85-45 E. 150 feet to an iron pin in the line of Lot 77; thence S. 4-15 W. 65 feet to an iron pin in the joint line of Lots 75 and 76; thence along said joint line N. 85-45 W. 150 feet to an iron pin on the east side of Afton Avenue at the joint corner of Lots 75 and 76, the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Corrie Lee G. Chamblin, et al., to be executed and recorded of even date herewith.

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which has the address of 15 Afton Avenue, Greenville, S. C. 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, for the leasehold estate if 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 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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