

FILED  
S.C.

# MORTGAGE

BOOK 1510 PAGE 889

1980 AUG 05 PM '80

THIS MORTGAGE is made this 13th day of August  
 19 80, between the Mortgagor, Walter T. Ilderton, Jr. and Sandra J. Ilderton  
Ilderton (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association  
Federal Savings and Loan Association, a corporation organized and existing  
 under the laws of South Carolina, whose address is P. O. Box 10148  
Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand  
Nine Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note  
 dated (herein "Note"), providing for monthly installments of principal and interest,  
 with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2010

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 situate, lying  
 and being in Greenville County, South Carolina, being shown  
 as Lot (A) on plat made by Webb Surveying and Mapping Company,  
 May 19, 1975, recorded in Plat Book 5-M, at Page 42, and  
 according to said plat having the following metes and bounds,  
 to-wit:

BEGINNING at a point on the southeasterly side of  
 Luray Drive which point is 271.6 feet in a northeasterly direc-  
 tion from the intersection of Luray drive and White Horse Road  
 and running thence N. 47-02 E., 147.4 feet; thence N. 43-04 W.,  
 121.3 feet; thence N. 59-05 W., 150 feet to a point on Luray  
 Drive; thence with Luray Drive S. 43-33 W., 90 feet to the point  
 of beginning.

This being the same property conveyed to the mortgagors  
 herein by deed of House Rentals, Inc. recorded of even date  
 herewith.

which has the address of Luray Drive Greenville  
(Street) (City)  
S. C., 29609 (herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
 ments 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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