

FILED
GREENVILLE CO. S. C.

Aug 19 12 30 PM '76

CONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

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THIS MORTGAGE is made this 18th day of August 1976, between the Mortgagor, Barry D. Ketrone and Ann B. Ketrone (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Thousand Six Hundred Fifty and No/100 Dollars, and the indebtedness is evidenced by a promissory note dated August 18, 1976 (herein "Note"), payable to the order of Lender with the balance of the indebtedness, if not sooner paid, payable on August 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 Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being on the northeastern side of Pinehurst Drive, in the County of Greenville, State of South Carolina, being a portion of Lot 17 of Sec. C, Pinehurst, on a plat thereof made by Dalton & Neves, Engineers, 11/3/48, recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, at Page 77, and having the following metes and bounds:

Beginning at a point on the northeastern side of Pinehurst Drive at the joint front corner of Lots 16 and 17 and running thence along the common line of said Lots N. 70-17 E. 50 feet to a point; thence still with the common line of said Lots N. 56-49 E. 85.1 feet to a point; thence S. 25-58 E. 60 feet to a point; thence along the common line of Lots 17 and 18 S. 62-23 W. 133 feet to a point on the northeastern side of Pinehurst Drive; thence along the said Pinehurst Drive N. 26-48 W. 60 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jack E. Shaw Builders, Inc., dated August 18, 1976 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1041, at Page 422 on August 19, 1976.

MORTGAGEE: Carolina Federal Savings & Loan Assn.
P.O. Box 10148
Greenville, South Carolina 29603



which has the address of 23 Pinehurst Drive, Taylors, S. C. 29687

(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 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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