

MAY 3 11 00 AM '76

MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 30th day of April 1976 between the Mortgagor, Clarence E. Mitchell, Jr. and Betty C. Mitchell (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of The State of South Carolina whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand, Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 in Chick Springs Township, Greenville County, South Carolina, on the southern side of Lee Road, near the City of Greenville, being shown as Lots Nos. 206, 207, 208, 209 and 210 on plat of property of the Cuttino heirs, made by W. A. Dunn, in August, 1939, and recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 121, and described as follows:

BEGINNING at a stake on the southern side of Lee Road 129.2 feet south from the southeastern point of intersection of Lee Road and a 30 foot street at corner of Lot No. 211, and running thence with the line of said lot, S. 8-27 W. 356.5 feet to a stake in line of Lot No. 143; thence with line of Lots Nos. 143 and 146, S. 74-30 E. 127.1 feet to a stake at corner of Lot No. 205; thence with line of said lot, N. 9-25 E. 356 feet to a stake on the southern side of Lee Road; thence with the south side of Lee Road, N. 73-38 W. 132.2 feet to the beginning corner.



which has the address of 919 West Lee Road, Taylors, South Carolina (Street) (City) 29687 (State and Zip Code) (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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