

FILED
GREENVILLE, CO. S. C.

JUL 6 4 18 PM '76

DONNIE S. TANKERSLEY

MORTGAGE

BOOK 1372 PAGE 129

THIS MORTGAGE is made this 2nd day of July 1976, between the Mortgagor, James W. Munro and Reva L. Munro (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 St., Greenville, S. C. 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 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 July 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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Weehawken Circle, being shown and designated as Lot No. 3 on a plat entitled "REVISED MAP, WEEHAWKEN HILL" made by C. O. Riddle, Surveyor, dated November 10, 1970, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4F, Page 50, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Weehawken Circle at the joint front corner of Lots Nos. 2 and 3 and running thence with a line of Lot No. 2, S. 72-02 W., 217.4 feet to an iron pin being the joint rear corner of Lots Nos. 2 and 3; thence with the line of property now or formerly belonging to Ruth Green Butler, N. 4-44 E., 194.7 feet to an iron pin being the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4, S. 83-45 E., 172.4 feet to an iron pin on the western side of Weehawken Circle; thence with the western side of Weehawken Circle, S. 5-49 E., 55 feet to an iron pin; thence continuing with the western side of Weehawken Circle S. 14-09 E., 55.2 feet to an iron pin being the point of beginning.

Derivation: Being the same property conveyed by James B. Sorrell and Hauvonne G. Taylor



Sorrell to Borrower by deed recorded July 6, 1976, which has the address of 5 Weehawken Circle, 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 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.

RECORDED

4328 RV-21