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DONNIE S. SPINNERLEY
R.M.C.

MORTGAGE

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197

THIS MORTGAGE is made this 21 day of September 1979, between the Mortgagor, Walter H. Monroe, Jr. and Clara I. Monroe (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of State of South Carolina, whose address is PO. Box 10143 (500 E. Washington Street), Greenville, SC 29603. (herein "Lender").

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WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND and 00/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 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 September 1, 2009.

S. 75-47 W. 156.3 feet to an iron pin; thence with the curve of Henderson Road and Aldridge Drive (the chord being S. 31-00 W. 31.6 feet) to an iron pin on the eastern side of Aldridge Drive; thence along Aldridge Drive S. 19-54 E. 100 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by C. Daniel Dobson, Jr. and Karen C. Dobson by deed of even date herewith, to be recorded.

Should be recorded

STATE OF SOUTH CAROLINA
DONNIE S. SPINNERLEY
R.M.C.

Walter H. Monroe, Jr.
Clara I. Monroe
Witness: Juan G. Garcia
Art E. Fleming
Dobson, Grayson & Smith, Attorneys

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which has the address of 287 Henderson Road Greenville S.C. 29607 (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 truck, 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 or coverage in any title insurance policy insuring Lender's interest in the Property.

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