

May 3 4 42 PM '76

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1308 PAGE 646

THIS MORTGAGE is made this 30th day of April 1976 between the Mortgagor, Michael R. Long and Mary J. Fogle Savings and Loan Association (herein "Borrower"), and the Mortgagee, Carolina Federal under the laws of the United States a corporation organized and existing Street, Greenville, South Carolina 29603 whose address is 500 East Washington (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and 00/100ths 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, 2006

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 State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 133 of a subdivision known as Coach Hills as shown on a plat prepared by Piedmont Engineers, Architects and Planners dated September 26, 1974 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Pages 85 and 86 and revised November 25, 1974 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 94 and having, according to said revised plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Fieldstone Place at the joint front corner of Lots 133 and 134 and running thence along the joint line of said Lots, S 78-57 W 149.31 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 133, N 11-00 W 100 feet to an iron pin at the joint rear corner of Lots 133 and 132; thence along the joint line of Lots 133 and 132, N 78-57 E 149.40 feet to an iron pin; on the western side of Fieldstone Place; thence along the western side of Fieldstone Place, S 10-57 E 100 feet to an iron pin, the point of beginning.



which has the address of (Street) (City) (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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