

FILED
GREENVILLE, CO. S. C.

JUN 25 4 37 PM '76

MORTGAGE

BOOK 1371 PAGE 301

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 25th day of June 1976, between the Mortgagor, Wallace Hickey and Betty A. Hickey

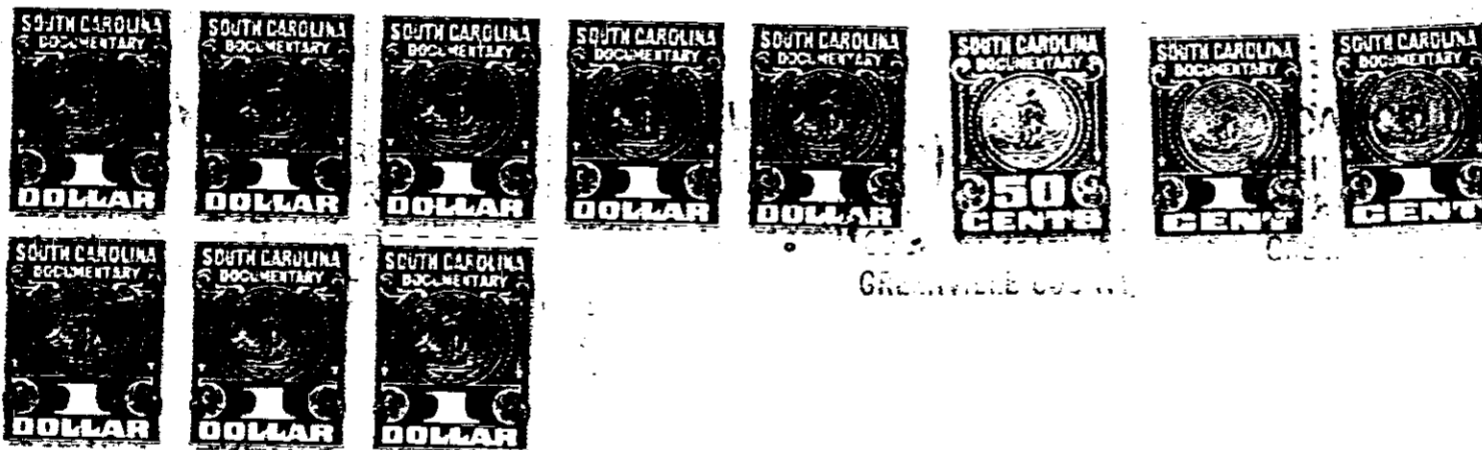
(herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association of Greenville, S.C. a corporation organized and existing under the laws of the United States whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one Thousand Three Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 June 25, 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 in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 30 of Sunny Slopes Subdivision, Section One, and according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R, at Page 3, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Rawood Drive, joint front corner of Lots 29 and 30 and running thence with the common line of said lots, N. 36-42 W. 150 feet to a point; thence, N. 53-18 E. 80 feet to a point; thence, S. 36-42 E. 150 feet to a point on the edge of Rawood Drive; thence running with said Drive, S. 53-18 W. 80 feet to a point, the point of Beginning.



which has the address of Route 3, Rawood Drive, Travelers Rest, South Carolina, 29690 (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.

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