

FILED
GREENVILLE, CO. S. C.

JUL 22 3 23 PM '76

MORTGAGE

BOOK 1373 PAGE 409

CONNIE S. TANKERSLEY
THIS MORTGAGE is made this 23rd day of July 1976 between the Mortgagor, Mary L. McDaniel

(herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P. O. Box 10121, 500 E. Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FOUR THOUSAND and No/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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 lot of land on the North side of West Belvedere Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 164 on plat of South Forest Estates, made by Rickell & Pickell Engineers, August 29, 1955, recorded in the RMC Office for Greenville County, S.C., in Plat Book GG, Page 181, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of West Belvedere Road at the joint front corner of Lots 163 and 164 and runs thence along the line of Lot 163, N. 5-20 W 130.1 feet to an iron pin; thence S 75-43 W 85 feet to an iron pin; thence with the line of Lot 165, S 5-20 E 130.3 feet to an iron pin on the North side of West Belvedere Road; thence along West Belvedere Road, N. 75-43 E 85 feet to the beginning corner.

Derivation: Curtis Harold Smith and Shelby S. Smith, Deed Book 842 Page 638



which has the address of 217 W. Belvedere Road, Greenville, South Carolina (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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