

Carolina Federal Savings & Loan Association
P.O. Box 10148
Greenville, SC 29603

GREENVILLE CO. S. C.

MORTGAGE

BOOK 1398 PAGE 797

DONALD S. HANCOCK

THIS MORTGAGE is made this 25th day of May 1977, between the Mortgagor, William B. Mattison and Gloria M. Mattison (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina whose address is 500 E. Washington, Greenville, South Carolina (herein "Lender").

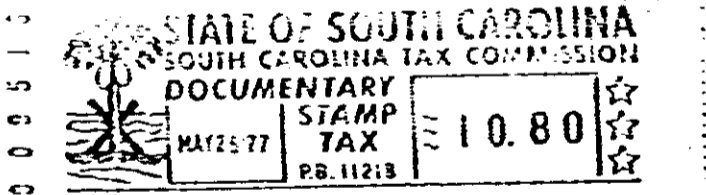
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand, Nine Hundred Fifty & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1977. (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2007

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 with the buildings and improvements thereon, lying and being on the southwesterly side of Long View Terrace in the City of Greenville, South Carolina, being known and designated as Lot No. 16 on plat of Forest Heights, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book P at page 71, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Long View Terrace, said pin being the joint front corner of Lots 15 and 16 and running thence with the common line of said lots S. 54-42 W., 143 feet to an iron pin, the joint corner of Lots 13, 14, 15 and 16; thence with the joint line of Lots 13 and 16, N. 49-50 W., 78.2 feet to an iron pin, the joint corner of Lots 12, 13, 16 and 17; thence with the common line of Lots 16 and 17, N. 59-46 E., 163.2 feet to an iron pin on the southwesterly side of Long View Terrace; thence with the southwesterly side of Long View Terrace, S. 35-78 E., 87 feet to an iron pin, the point of beginning.

Being the same property conveyed to Mortgagors herein by deed of James D. Hannah, et al, dated May 20, 1977, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1057 at Page 268.



which has the address of 425 Longview Terrace, Greenville, S. C. 29605 (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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