

FILED
GREENVILLE, S.C.

200. 1497 PAGE 361

MAR 7 10 32 AM '80 MORTGAGE

DENNIS J. WILKINS
R.M.C.

THIS MORTGAGE is made this 7th day of March 1980 between the Mortgagor, DANIEL E. CAREY and KATHLEEN L. CAREY (herein "Borrower"), and the Mortgagee, THE SOUTH CAROLINA NATIONAL BANK a corporation organized and existing under the laws of The United States of America, whose address is P. O. Box 168, Columbia, South Carolina, 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY TWO THOUSAND, TWO HUNDRED FIFTY and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 1980 (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, 2000

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the north side of Forestdale Drive, and being known and designated as Lot No. 25 on a plat of FORESTDALE HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book KK at Page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Forestdale Drive at the joint front corner of Lots 24 and 25, and running thence with the common line of said lots, N. 4-31 E. 200 feet to an iron pin at the joint rear corner of said lots; thence S. 85-29 E. 70 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence with the common line of said lots, S. 4-31 W. 200 feet to an iron pin on Forestdale Drive; thence with said Drive, N. 85-29 W. 70 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Leonard James Hall, Jr. and Teresa Dyar Hall, dated March 7, 1980, and recorded simultaneously herewith.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE, S.C. MAR 7 1980

which has the address of 119 Forestdale Drive, Taylors, South Carolina, 29687, (Street) (City) (herein "Property Address"); (State and Zip Code)

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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