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MORTGAGE
BOOK 1504 PAGE 242

27378 CAR
Chester A. Smith, III et al
406-1-7.2

THIS MORTGAGE is made this 30th day of May 1980, between the Mortgagor, CHESTER A. SMITH, III and MARGARET E. SMITH (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of United States of America, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Eighty-Four Thousand and no/100 (\$84,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 June 1, 2010

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, with all improvements thereon, or hereafter constructed thereon, containing 9.57 acres, situate, lying and being on the eastern side of Old Grove Road in the County of Greenville, State of South Carolina, being shown and designated on plat of Property of Chester A. Smith, III and Margaret E. Smith, dated May 21, 1980, prepared by Piedmont Engineers - Architects - Planners recorded in Plat Book 8-A at Page 9 and being described more particularly, according to said plat, to-wit:

BEGINNING at a nail and cap in the center of Old Grove Road at the joint corner of the within described property and property now or formerly of Margaret Trammell and running thence along the common line of said property S. 82-00 E. 624.1 feet to an iron pin in the common line of the within described property and property now or formerly of Harrison Trammell, Jr.; thence S. 3-26-21 E. 637.62 feet to an iron pin in the common line of property now or formerly belonging to W. H. Trammell; thence N. 87-6-50 W. 640.26 feet to a nail and cap in the center of Old Grove Road; thence along the center of said Road N. 2-09-59 W. 135.8 feet to a nail and cap; thence N. 1-10-11 W. 557.53 feet to a nail and cap, the point of beginning.

DERIVATION: Deed of Margaret B. Trammell and The Citizens and Southern National Bank of South Carolina as Co-Executors and Trustees under the Will of W. Harrison Trammell, Jr. recorded May 30, 1980 in Deed Book 1126 at Page 695.

which has the address of Old Grove Road Piedmont (Street) (City)
S. C. 29673 (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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