

FILED  
GREENVILLE CO. S. C.

BOOK 1531 PAGE 392

MORTGAGE

FEB 2 12 03 PM '81

DONNIE S. TANKERSLEY  
R. 19081  
MORTGAGE is made this 2nd day of February 1981, between the Mortgagor, Robert J. Dufala and Roseann F. Dufala, (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 Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand and no/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1981 (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, 2011

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northeastern side of Pine View Terrace, and being known and designated as lot 56 of Pebble Creek, Phase IV, Section II, as shown on a plat thereof prepared by Freeland & Associates, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 7-C at page 47, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeastern side of Pine View Terrace at the joint front corner of lots 56 and 55, and running thence with the line of lot 55, N. 31-05 E., 104.53 feet to an iron pin at the joint rear corner of lots 56 and 55 on the rear line of lot 52; thence, with the rear line of lot 52, S. 54-24 E., 40.01 feet to an iron pin at the joint rear corner of lots 52 and 51; thence, with the rear line of lot 51, S. 48-26 E., 86.42 feet to an iron pin at the joint rear corner of lots 56 and 57; thence with the line of lot 57, S. 44-33 W., 130 feet to an iron pin at the joint front corner of lots 56 and 57 on the Northeastern side of Pine View Terrace; thence, with the Northeastern side of Pine View Terrace, N. 47-29 W., 49.34 feet to an iron pin; thence, with the curvature of the cul-de-sac of Pine View Terrace, the chord of which is N. 25-06 W., 55.55 feet to the point of beginning.

For deed into mortgagors, see deed from Dorothy W. Hammett, dated February 2, 1981, and recorded herewith.

which has the address of Lot 56, Pine View Terrace, Taylors, S. C. 29687 (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 seized 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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