

FILED
GREENVILLE CO. S. C.
FEB 19 3 57 PM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1532 PAGE 958

THIS MORTGAGE is made this 19th day of February 1981 between the Mortgagor, Paul M. Stombaugh and Sarah P. Stombaugh (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina whose address is P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 19 February 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 1 March 1991

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 in the County of Greenville, State of South Carolina, on the easterly and southerly side of Oakleaf Road, being shown and designated as Lot No. 10, on plat of Oakleaf, recorded in the RMC Office for Greenville County, S. C., in Plat Book "PPP", at Page 149, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the southerly side of Oakleaf Road at joint corner of Lots Nos. 10 and 11, and running thence with said Road the following courses and distances: N. 79-45 W. 104.6 feet to a point; S. 83-00 W. 70.2 feet to a point; S. 48-30 W. 70.2 feet to a point; and S. 31-15 W. 110 feet to a point at joint corner of Lots Nos. 9 and 10; thence with the joint line of Lots Nos. 9 and 10, S. 58-45 E. 272.5 feet to a point in line of Lot No. 12; thence with the line of Lots Nos. 12 and 11, N. 10-15 E. 276.6 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of Riley V. Jackson and Elizabeth L. Jackson, recorded 30 August 1976, RMC Office for Greenville County, S. C., in Deed Book 1042, at Page 40.

The within is a second mortgage, second in priority only to that certain mortgage from the mortgagors to Carolina Federal Savings and Loan Association, recorded 30 August 1976, RMC Office for Greenville County, S. C., in Mortgage Book 1376, at Page 591.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 10148, Greenville, South Carolina 29603.

which has the address of 10 Oakleaf Road, Route #5, Greenville, South Carolina 29609 (Street) (City) (State and Zip Code) (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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