

FILED
GREENVILLE CO. S. C.
APR 2 10 07 AM '81

MORTGAGE

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JOHN S. TANKERSLEY
R.H. 681
MORTGAGE is made this 1st day of April 1981, between the Mortgagor, Edward E. Matney and Herma W. Matney (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 Post Office Box 10148, Greenville, South Carolina 29603 (herein "Lender").

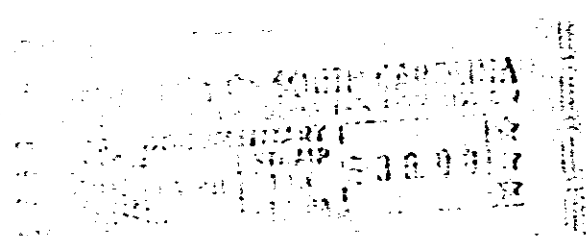
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land situate, lying and being in Greenville, Greenville County, South Carolina, at the intersection of Parliament Road and Gateway Drive, being known and designated as Lot No. 52, Merrifield Park, Section #2, according to a plat thereof recorded in the RMC Office for Greenville County in Plats Book WWW, page 50, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots 52 and 53 on Gateway Drive and running thence S 13-53 W 109 feet to an iron pin; thence S 58-59 W 35.3 feet to an iron pin; thence N 62-04 W 68.6 feet to an iron pin; thence N 49-00 W 65 feet to an iron pin; thence N 38-26 E 155 feet to an iron pin; thence S 44-00 E 100 feet to an iron pin on Gateway Drive, the point of beginning.

This is that property conveyed to Mortgagor by deed of Joseph L. O'Brien and Norma N. O'Brien dated and filed concurrently herewith.



which has the address of 45 Parliament Drive Greenville S. C. 29615 (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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