

JUL 22 4 07 PM '74

DONNIE S. TANKERNEY MORTGAGE R.M.C.

THIS MORTGAGE is made this July 22, 19 74, between the Mortgagor, Isaac Joe, Jr., and Carrie A. Joe

(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. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Three Hundred Fifty Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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, 2004

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 _____, State of South Carolina:

ALL that lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7 on a revised plat of Stanton Heights Subdivision made by Hugh J. Martin, R. L. S., dated April 16, 1971, recorded in the office of the R. M. C. for Greenville County in Plat Book 4N at Page 38, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southwestern side of Sunnyview Drive, the joint front corner of Lots Nos. 7 and 8; thence with the joint line of said Lots S. 25-47 W. 174.47 feet to an iron pin; thence S. 64-00 E. 153.75 feet to an iron pin, the corner of Lot No. 6; thence with the line of said Lot N. 22-58 E. 160.97 feet to an iron pin on the southwest side of Sunnyview Drive; thence with the southwest side of said Street, N. 67-02 W. 52 feet to a point; thence N. 58-32 W. 76.5 feet to a point thence continuing N. 40-35 W. 23 feet to the beginning corner.

THIS conveyance is subject to all protective covenants, rights-of-way and easements appearing upon the public records of Greenville County, South Carolina.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

Vertical stamp on the right edge of the page, containing the number 4328 RV.2.