

APR 16 4 19 PM '76

MORTGAGE

BONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 16th day of April 1976 between the Mortgagor, W. Harold Christian, Jr. and Connie S. Christian (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C., a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-six Thousand and no/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 16, 1976 (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, 2006

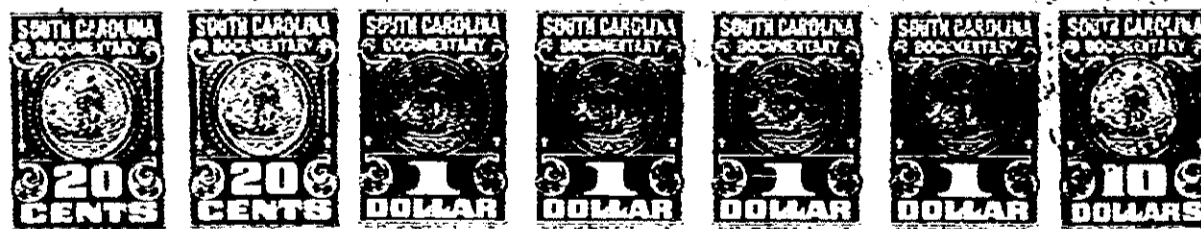
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 County of Greenville, State of South Carolina, being known and designated as Lot No. 4 of a subdivision known as Canebrake I as shown on a plat prepared by Enright, Associates, dated August 18, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book 5D at Pages 95 and 96 and being more particularly described on said plat as follows:

BEGINNING at an iron pin on the northwestern side of Canebrake Drive at the joint front corner of Lots Nos. 3 and 4 and running thence with the joint line of said lots N. 37-22 W. 132.69 feet to an iron pin; thence N. 52-21 E. 90 feet to an iron pin at the joint rear corner of Lots 4 and 5, thence with the joint line of said lots S. 36-42 E. 142.72 feet to an iron pin on the northwestern side of Canebrake Drive, thence with the northwestern side of Canebrake Drive in a northwesterly direction following the curvature thereof, an arc distance of 89.01 feet to the beginning corner (the radius thereof being 1,850 feet).

This property is conveyed subject to all restrictions, easements and rights-of-way existing and affecting said property and specifically to those restrictions recorded in the R. M. C. Office for Greenville County in Deed Book 1026 at Page 590.

This is the property conveyed to the grantor by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1028 at Page 591.



which has the address of 111 Canebrake Drive, Route 4, Greer, South Carolina, 29651 (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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