

FILED
GREENVILLE CO. S. C.

APR 19 9 53 AM '76

MORTGAGE

1335-102

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 19th day of April
19 76, between the Mortgagor, THOMAS M. DONOVAN and BARBARA P. DONOVAN
(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
Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and
No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated April 19, 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, 2001.

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: lying and being on the northwesterly side of Sugar
Creek Lane, being known and designated as Lot No. 125 on plat entitled
"Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for
Greenville County, South Carolina, in Plat Book 5D, page 72, and having
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sugar Creek Lane,
said pin being the joint front corner of Lot Nos. 124 and 125 and running
thence with the common line of said lots N. 52-10-22 W. 176.54 feet to an
iron pin, the joint rear corner of Lot Nos. 124 and 125; thence S. 38-36-18
W. 125 feet to an iron pin, the joint rear corner of Lot Nos. 125 and 126;
thence with the common line of said lots S. 52-10-00 E. 178.23 feet to an
iron pin on the northwesterly side of Sugar Creek Lane; thence with the
northwesterly side of said lane N. 37-50-00 E. 124.99 feet to an iron pin,
the point of beginning.



which has the address of 102 Sugar Creek Lane, Route 4, Greer
(Street) (City)
South Carolina 29651 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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