

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 23rd day of JULY 1976, between the Mortgagor, GENE E. BIBB

(herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of The United States whose address is E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of FORTY THOUSAND EIGHT HUNDRED FIFTY AND NO/100 (\$40,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated JULY 23, 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 JULY 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 situate, lying and being in the State of South Carolina, County of Greenville, shown as Lot No. 22 on plat of HASELWOOD, SECTION #2, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book 5-D, at page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Mellwood Drive, joint front corner of Lots 22 and 23, and running thence with the common line of said lots S 8-32 W 287.4 feet to an iron thence S 79-10 E 155 feet to an iron pin; thence N 8-31 E 301 feet to an iron pin on the southwestern side of Mellwood Drive; thence with said Drive, N 84-12 W 155 feet to the point of beginning and being the same conveyed to the Mortgagor by Jim McGaughy, Inc., by deed dated July 23, 1976, and recorded herewith.



which has the address of Mellwood Drive, Greenville, South Carolina
[Street] [City]
..... (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 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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