

Box 10121, Greenville, S. C. 29603 GREENVILLE, CO. S. C.

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BOOK 1376 PAGE 79

MORTGAGE
F.M.D.

THIS MORTGAGE is made this 23rd day of August, 1976, between the Mortgagor, Richard M. Reid and Patricia W. Reid (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 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 _____, State of South Carolina:

All that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, City of Greenville, shown as Lot 14 on plat of Henderson Forest, recorded in Plat Book 4R at page 41 and having the following courses and distances:

BEGINNING at an iron pin on the northern side of Pittler Drive, joint front corner of Lots 14 and 13 and running thence with said Drive, S. 80-26 W. 80 feet to an iron pin at the intersection of Pittler Drive and Lindmont Drive; thence with said intersection, N. 53-54 W. 35.4 feet to an iron pin on Lindmont Drive; thence with said Drive, N. 9-53 W. 50.3 feet to an iron pin; thence still with said Drive, N. 5-25 W. 45.7 feet to an iron pin; thence N. 2-09 E. 30.7 feet to an iron pin; thence leaving said Lindmont Drive and running N. 81-12 E. 95.5 feet to an iron pin; thence S. 9-34 E. 150 feet to an iron pin on Pittler Drive, the point of beginning.

Being the same property conveyed by Premier Investment Co., Inc. to the mortgagors herein by deed recorded August 24, 1976.



which has the address of Lindmont Drive, Greenville, S. C. 29607 (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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