

FILED
GREENVILLE CO. S. C.
SEP 29 2 04 PM '76
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1379 PAGE 61

Mail to
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 29th day of September,
1976, between the Mortgagor, Richard A. Carlson and Sandra K. Carlson
(herein "Borrower"), and the Mortgagee, Family Federal
Savings & Loan Association, a corporation organized and existing
under the laws of the United States of America, whose address is #3 Edwards Bldg.,
600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty-one Thousand, six hundred
and 00/100 (\$41,600.00) Dollars, which indebtedness is evidenced by Borrower's note
dated September 29, 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 First, December, 2007.

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 on the
northwestern side of Browning Drive, in the County of Greenville, State of
South Carolina, being shown and designated as Lot or Tract 32 on a Plat of
BOILING SPRINGS ESTATE, recorded in the R.M.C. Office for Greenville County
in Plat Book YY, at Pages 14 and 15, and having, according to said plat the
following metes and bounds:

BEGINNING at a point on the northwestern side of Browning Drive at the joint
front corner of Lots 32 and 33 and running thence with said Drive N 53-05 E.
200 feet to a point at the joint front corner of Lots 31 and 32; thence N 36-
55 W 202.6 feet to a point at the joint rear corner of Lots 31 and 32; thence
S 53-05 W 200 feet to a point at the joint rear corner of Lots 32 and 33; thence
S 36-55 E 202.6 feet to the point of beginning.

DERIVATION: See deed from Jack E. Shaw Builders, Inc., Deed Book 1043 at
Page 669 recorded on September 29 1976.



which has the address of Route 4 Phillips Road Greer
(Street) (City)
SC 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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