

P.O. Box 2348, Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

1394 475

THIS MORTGAGE is made this 7th day of April, 1977, between the Mortgagor, Larry B. and Debbie J. Nelson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of The United States, whose address is P.O. Box 2348, Greenville, South Carolina (herein "Lender").

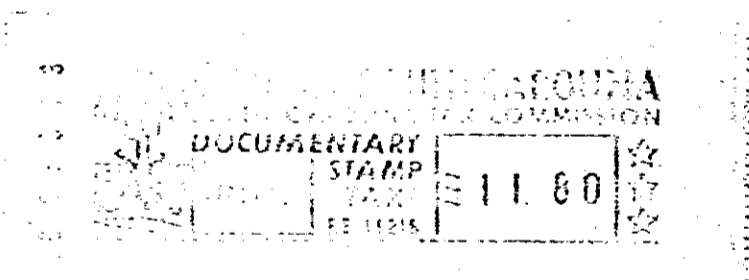
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand Five Hundred and No/100 (\$29,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 7, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 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 in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 of LAKE HARBOR SUBDIVISION as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book MM, at page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Farris Bridge Road, which iron pin is the joint front corner of Lots 1 and 2, and running along the southerly side of Farris Bridge Road, S 81-35 W 85.2 feet to an iron pin; thence S 11-55 E 197 feet to an iron pin; thence N 78-05 E 85 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence along the joint line of said Lots, N 11-55 W 191.2 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by Elbert C. Elliott by deed dated April 7, 1977, and recorded herewith.



which has the address of Farris Bridge Road, Greenville, South Carolina (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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