

1396 992

GREENVILLE CO. S.C.

Mail to:
Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this SIXTH day of May, 1977, between the Mortgagor, George W. Carson and Karen G. Carson (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 --Sixteen Thousand and no/100ths (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 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 May 1, 2002.

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 piece, parcel or lot of land lying, being and situate on the north side of State Highway No. 113 about 1/4 mile east of Few's Chapel Church in Highlands Township, County of Greenville, State of South Carolina, and being known and designated as Lot No. One (1) of the W. H. Campbell property as shown on plat prepared by H. Q. Bruce, R.L.S., dated April 19, 1957 and recorded in the R.M.C. Office for Greenville County in Plat Book NN at Page 63, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint rear corners of Lots Nos. 1 and 2 and running thence, N. 18-42 W. 184.4 feet to an iron pin; thence, N. 76-35 W. 236 feet to an iron pin on the east side of a new cut road; thence, with the east side of said new cut road S. 8-30 E. 184.8 feet to an iron pin on the joint corner of Lots Nos. 1 and 2; thence, with the joint property line of said last two mentioned lots S. 76-35 W. 203 feet to the beginning point.

DERIVATION: See deed of James P. Poole and Phyllis M. Poole to the Mortgagors herein to be recorded herewith.

which has the address of Route 3, Ginny Road Greer, SC 29651 (herein "Property Address");
[State and Zip Code] [Street] [City]

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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