

FILED
GREENVILLE CO. S. C.

APR 15 3 49 PM '83

DONNIE S. TANKERSLEY
R.M.C.

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

BOOK 1602 PAGE 226

MORTGAGE

THIS MORTGAGE is made this 13th day of April, 1983, between the Mortgagor, George L. Carpenter, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

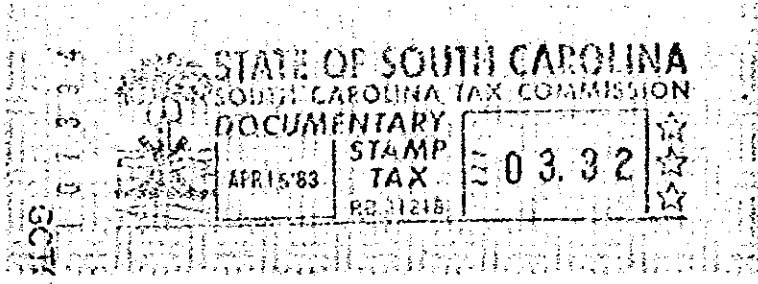
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Two Hundred Four and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated 4-13-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1991.....;

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 being in the State of South Carolina, County of Greenville, on the northern side of Cureton Street, near the City of Greenville, being known as Lot No. 1 on a plat of the Estate of J. A. Davenport made by R. E. Dalton, Engineer, December, 1924, and having, according to a survey made by Dalton & Neves in July, 1926, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Cureton Street, said pin being 572 feet from the northeastern corner of intersection of Cureton Street and Augusta Road, and running thence with the line of Lot No. 2 N. 31-41 W. 173.8 feet to an iron pin, thence N. 63-42 E. 77.1 feet to an iron pin, thence S. 25-51 E., 167 feet to an iron pin on the northern side of Cureton Street, thence with the northern side of Cureton Street S. 58-19 W., 60 feet to the beginning corner.

This property being conveyed to the mortgagor by deed of Betty T. Hannon dated October 16, 1972 recorded October 16, 1972 in the R. M. C. Office for Greenville County in Deed Book 958 at page 42.



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which has the address of 23 Cureton Street, Greenville, S. C. 29605,
(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.