

FILED
GREENVILLE CO. S. C.
APR 26 2 37 PM '80

MORTGAGE

BOOK 1501 PAGE 733
BOOK 74 PAGE 1955

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 23rd day of April 1980, between the Mortgagor, Carolina Federal Savings and Loan Association (herein "Borrower"), and the Mortgagee, Aileen P. Pinckney (herein "Lender"), a corporation organized and existing under the laws of South Carolina whose address is 500 E. Washington Street, Greenville, South Carolina 29601.

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2000.

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Tracts Nos. 2 and 3, according to a plat entitled "Property of Renzie L. Cooper, Cby C. Riddle, dated February, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in Jones Mill Road at the joint front corner of Lots 3 and 4 and running thence with the line of Lot 4, S. 31-43 E. 532.1 feet to a point; thence S. 52-05 W. 489.6 feet to an iron pin in the joint rear corner of Lots 1 and 2; thence with the line of Lot 1, N. 37-43 W. 533.9 feet to a point in Jones Mill Road; thence with Jones Mill Road, N. 52-17 E. 489.6 feet to the point of beginning.

This is the same property conveyed to Aileen P. Pinckney by deed of Renzie L. Cooper, Jr. dated February 12, 1979, recorded February 13, 1979 in R.M.C. Office for Greenville County in Deed Book 1096 at Page 867.

which has the address of Route 5, Box 52, Jones Mill Road, Simpsonville, (Street)
S. C. 29681 (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 seized 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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DONNIE S. TANKERSLEY
R.M.C.
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