

FILED  
GREENVILLE CO. S. C.

SEP 13 2 37 PM '76

MORTGAGE

BOOK 1377 PAGE 812

DONNIE STANKERSLEY

THIS MORTGAGE is made this 10th day of September 1976 between the Mortgagor, Charles T. Miles and Laveda B. Miles

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington St., P. O. Box 2348, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one Thousand and no/100---- Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 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 September 1, 2006

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 lot of land in Greenville County, said State, being shown as Lot 47 on plat of Devenger Place, Section 1, recorded in Plat Book 4X at page 79, and having the following metes and bounds:

Beginning at an iron pin on Paddock Lane, joint front corner of Lots 47 and 48; thence with joint line of said lots, S 25-54 E 147.6 feet to an iron pin at rear corner of said lots; thence along rear of Lot 47, S 64-51 W 21.5 feet and S 18-50 W 10 feet to an iron pin at the joint rear corner of Lots 47 and 46; thence along the joint line of Lots 46 and 47, N 64-06 W 160.8 feet to an iron pin on Paddock Lane; thence along Paddock Lane, the following courses and distances: N 46-41 E 47 feet, N 50-35 E 43 feet and N 58-36 E 41.4 feet to the point of beginning.

Being the same property conveyed to the mortgagors by Premier Investment Co., Inc., by deed dated September 10, 1976, to be recorded herewith on September 13, 1976.



which has the address of Route 4, Devenger Place, Greer, S. C. 29651 (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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