

FILLED
GREENVILLE CO. S. C.

MORTGAGE

1410 AM 30

SEP 16 9 40 AM '77

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 15 day of September 1977 between the Mortgagor, Charles H. Brock and Peggy L. Brock (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

RECORDED

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and 00/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 9-15-77 (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, 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:

RECORDED

ALL that certain piece, parcel and lot of land with improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 79 of a subdivision known as Section A, Gower Estates, according to a plat thereof, prepared June, 1960, by Dalton and Neves, Engineers, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 146 and 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pimlico Road at the joint front corner of Lots Nos. 79 and 80 and running thence with the joint line of said lots, S. 76-41 E. 175 feet to an iron pin, at the joint rear corner of Lots 79 and 80; thence with the rear line of Lot No. 79, N. 13-19 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 79 and 69; thence with the joint line of said lots, N. 76-41 W. 175 feet to an iron pin on the eastern side of Pimlico Road, at the joint front corner of Lots Nos. 69 and 79; thence with the eastern side of Pimlico Road, S. 13-19 W. 80 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Edgar R. and Martha J. Shields recorded in the R.M.C. Office for Greenville County on September 16, 1977.

Carolina Federal Savings & Loan Association
500 East Washington Street
Greenville, S. C. 29601

which has the address of 9 Pimlico Road Greenville S. C. 29607 (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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