

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**  
JUN 22 1977

REC-1401 879

RONNE S. TANNERSLEY

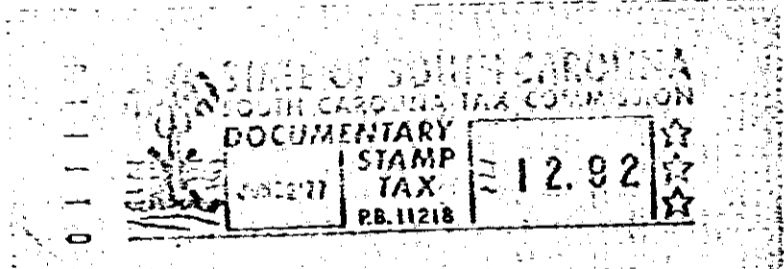
THIS MORTGAGE is made this 21<sup>st</sup> day of June, 1977, between the Mortgagor, Richard L. Griffin and Janet D. Griffin, (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington St., Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand, Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 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 June 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: being known and designated as the greater portion of Lot No. 3 of a subdivision known as Swanson Court as shown on a plat thereof prepared by C. C. Jones, November 1, 1962 and recorded in the RMC Office for Greenville County in Plat Book YY at page 91, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Swanson Court, joint front corner of Lots Nos. 2 and 3, and running thence along the joint line of said lots, S. 34-00 W. 188.2 feet to an iron pin; thence S. 66-04 E. 97.5 feet to an iron pin on the joint line of lots Nos. 3 and 4; thence along line of said lots, N. 34-00 E. 173 feet, more or less, to an iron pin on the southern side of Swanson Court; thence along the southern side of Swanson Court, N. 56-00 W. 95 feet to the beginning corner.

THIS is the identical property conveyed to the Mortgagors by deed of Ernest J. Walters, Jr. and Terrill Duke Walters to be recorded of even date herewith.



which has the address of 26 Swanson Court, Greenville, (City)  
S. C. 29601 (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.

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