

MORTGAGE

1440 152

THIS MORTGAGE is made this 2nd day of August 1978, between the Mortgagor, James E. Watson and Janet M. Watson (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, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Five Hundred and No/100 (\$40,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 1978 (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, 2008.

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 situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Wolseley Road, being known and designated as Lot No. 195 as shown on plat entitled "Del Norte Estates, Section No. II", prepared by Piedmont Engineers & Architects, dated May 22, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4N at page 13 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Wolseley Road and at the joint front corner of Lots No. 194 and 195; thence with the line of Lot No. 194, N. 46-30 W. 130 feet to an iron pin in the line of Lot No. 193, joint rear corner of Lots No. 194 and 195; thence with the rear lot line of Lots No. 192 and 193, S. 43-40 W. 95 feet to an iron pin in the rear lot line of Lot No. 192, joint rear corner of Lots No. 195 and 196; thence with the line of Lot No. 196, S. 46-30 E. 130 feet to an iron pin in the northwestern side of Wolseley Road, joint front corner of Lots No. 195 and 196; thence with the northwestern side of Wolseley Road, N. 43-30 E. 95 feet to the point of beginning.

Subject to easements, rights-of-way and restrictions of record.

Being the identical property conveyed to the Mortgagors herein by Deed dated and recorded even date herewith in Deed Book 1084 at Page 533 in said R.M.C. Office.

which has the address of 23 Wolseley Road Greenville, South Carolina 29615 (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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