

GREENVILLE CO. S. C.

3 21 1978

MORTGAGE

1440 9373

THIS MORTGAGE is made this 4th day of August 1978, between the Mortgagor, Samuel M. Moss and Gwendolyn M. Moss (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina whose address is Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 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 August 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 21 on plat of Devenger Place, Section 7, recorded in Plat Book 5 P at page 3 and having the following courses and distances:

BEGINNING at an iron pin on Richfield Terrace, joint front corner of Lots 21 and 22 and running thence with the joint line of said lots, N. 03-49 W. 150 feet to an iron pin, joint rear corner of said lots; thence along therear line of Lot 21, N. 86-11 E. 90 feet to an iron pin, joint rear corner of Lots 21 and 20; thence with the joint line of Lots 20 and 21, S. 3-49 E. 150 feet to an iron pin on Richfield Terrace; thence along Richfield, S. 86-11 W. 90 feet to an iron pin, the point of beginning.

Being the same property conveyed by William L. and Patricia B. Haslam by deed recorded herewith.

which has the address of 103 Richfield Terrace, Route 4, Greer, S. C. 29651 (Street) (City) (State and Zip Code) (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 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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Vertical stamp on the right margin: 9373

Vertical stamp on the right margin: 4328 RV-2