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GREENVILLE CO. S. C.

# MORTGAGE

VCL 1459 PAGE 121

MAR 6 3 04 PM '79

DOONIE S. TANKERSLEY  
THIS MORTGAGE is made this 5th day of March 1979, between the Mortgagor, David L. Garrett and Janna B. Garrett, (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the state of S. C., whose address is P. O. Box 10148, 500 E. Washington St., Greenville, S. C. 29602 (herein "Lender").

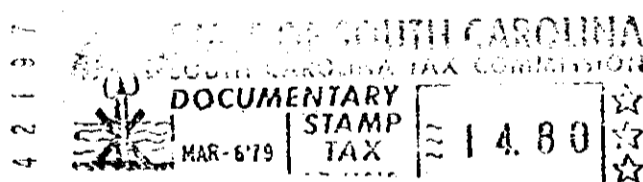
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009;

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, together with all buildings and improvements thereon, situate, lying and being on the southwestern corner of the intersection of Portsmouth Drive with Lynchburg Drive in Greenville County, S. C., being known and designated as Lot No. 6 Section Two as shown on a plat of RICHMOND HILLS made by Carolina Engineering & Surveying Company dated April 20, 1965, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book JJJ, page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Lynchburg Drive at the joint corner of Lots Nos. 5 and 6; and running thence along the common line of said lots, S. 60-45 E., 160.0 feet to an iron pin; thence N. 29-15 E., 56.5 feet to an iron pin on the southwestern side of Portsmouth Drive; thence along the southwestern side of Portsmouth Drive, N. 35-28 W., 151.9 feet to an iron pin; thence with the curve of the intersection of Portsmouth Drive, with Lynchburg Drive, the chord of which is: S. 86-55 W., 26.9 feet to an iron pin on the southeastern side of Lynchburg Drive; thence along the southeastern side of Lynchburg Drive, S. 29-15 W., 107.5 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Donald C. Walker, to be recorded herewith.



which has the address of 409 Portsmouth Drive, Greenville, South Carolina 29609  
[Street] [City]  
..... (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 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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