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GREENVILLE CO. S. C.

Apr 9 2 15 PM '79

MORTGAGE

VOL 1452 PAGE 453

DONNIE S. TANKERSLEY

R.M.C. THIS MORTGAGE is made this 9th day of APRIL 1979, between the Mortgagor, RICHARD H. PARKER & MARY M. PARKER

(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 E. Washington Street Greenville, S.C. (PO Box 10148 Greenville SC 29603) (herein "Lender").

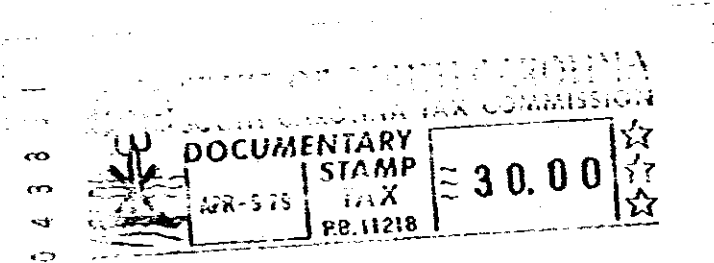
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY FIVE THOUSAND Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, designated as Lot No. 44 on a plat of Meyers Park Subdivision, Section II, prepared by C. O. Riddle, RLS, on September 27, 1976, and recorded in the RMC Office for Greenville County in Plat Book 5-P at page 54, and having the following courses and distances:

Beginning at an iron pin at the joint front corner of Lot No. 45 on the southeastern side of Forest Lane, and running thence along Lot No. 45, S. 43-41 E. 239.9 feet to the center of a branch; thence along said branch as the line, the traverse line of S. 5-36 W. 138.14 feet to a point in said branch; thence along the line of Greenville Country Club N. 54-14 W. 15 feet to a point; thence along the rear of Lot 44, S. 78-04 W. 108.47 feet to an iron pin; thence along Lot No. 43, N. 25-10 W. 280.76 feet to an iron pin on Forest Lane; thence along Forest Lane N. 55-34 E. 112 feet to the beginning.

This is the same lot conveyed to mortgagors by HBA Properties, Inc. by deed dated March 23, 1977 recorded March 24, 1977 in deed vol. 1053 page 334 of the RMC Office for Greenville County, S. C.



which has the address of 500 East Washington Street, Greenville, S. C. (PO Box 10148 Greenville SC 29603) (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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