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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1405 PAGE 330

THIS MORTGAGE is made this 30th day of April 1979, between the Mortgagor, Robert O. Purdy, IV, and Susan G. Purdy (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, S. C. (herein "Lender").

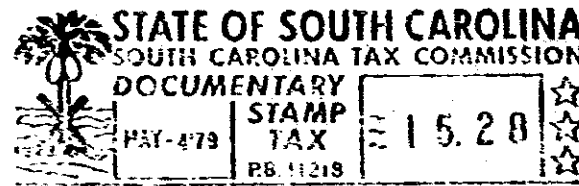
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #88 in a subdivision known as North Hills and shown on plat recorded in Plat Book "H", Page 138, R.M.C. Office for Greenville County, and being more particularly described according to survey by Pickell & Pickell, Engineers, April 7, 1951, as follows:

BEGINNING at an iron pin on the East side of McDonald Street, which pin is 270 feet North from the intersection of Gallivan Street, front corner of Lot 89, and running thence with McDonald Street, N. 19-17 E. 70 feet to an iron pin; thence S. 71-43 E. 211.2 feet to an iron pin, rear corner of Lot 87 and on a 20 foot alley; thence with said alley, S. 18-34 W. 70 feet; thence N. 71-43 W. 212 feet to the beginning.

This being the same property conveyed to the mortgagors by deed of L. G. Sampler, Jr and Beverly S. Caldwell Bracey by deed recorded in Deed Book 1101 at page 778 on May 4, 1979



which has the address of 214 McDonald Avenue, Greenville, South Carolina 29609 (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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