

FILED  
GREENVILLE CO. S. C.  
MAY 17 4 46 PM '79

# MORTGAGE

VA 1 AUG 1979

THIS MORTGAGE is made this 14th day of May 1979, between the Mortgagor, Alexander Evanoff and Dorothy Evanoff (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

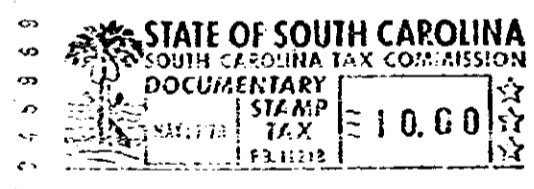
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1994;

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 situate, lying and being on the northern side of Lee East Court, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 10 of a subdivision known as Lee East, plat of which is recorded in the RMC Office for Greenville County in Plat Book 6H, at page 40, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lee East Court, joint front corner of Lots 9 and 10, and running thence with the joint line of said lots, N. 8-59 E., 105.6 feet to an iron pin; thence S. 87-59 E., 166.14 feet to an iron pin on Edwards Street; thence with the western side of said Street, S. 0-04 E., 10 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; thence with the joint line of said lots, S. 56-10 W., 183.6 feet to an iron pin on the northern side of Lee East Court; thence with the northern side of said Court, N. 65-25 W., 33 feet to an iron pin, point of beginning.

The within property is the identical property conveyed to the mortgagors herein by deed of E. Cliatt Alewine of even date hereof and which said deed is being recorded simultaneously with the recording of this instrument.



which has the address of 10 Lee East Court, Taylors, South Carolina 29687 (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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