

FILED
GREENVILLE CO. S. C.
JUN 9 9 02 AM '79
DONNIE TANKERSLEY
R.M.C.

Vol 1468 pg 830

MORTGAGE

THIS MORTGAGE is made this 1st day of June, 1979, between the Mortgagor, Jerald D. Carpenter and Vicki L. Carpenter, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and no/100ths (\$18,000.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 July 1, 2004....;

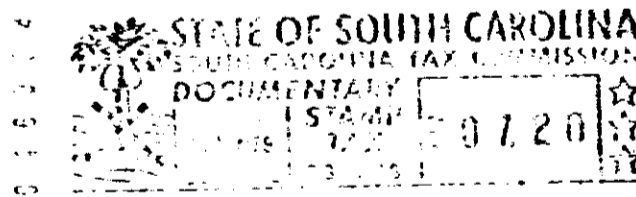
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 at the northeastern corner of the intersection of Washington Avenue and Oconee Street, Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 8, Block N, as shown on a plat of Highland, prepared by Dalton & Neves, dated March 1940, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book J at page 193, and according to a more recent plat by Dalton & Neves dated May 1979 and recorded in Plat Book 7F, at Page 66, RMC Office for Greenville County and having according to this more recent plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the intersection of Oconee Street and Washington Avenue and running thence with said Avenue N 22-03 W 58.0 feet to a point; thence with the joint lot line of lot 8 and 9 N 71-00 E 188.0 feet to a point at the rear of said lots; thence with the rear line of lot 8 and lot 7 S 22-10 E 58.0 feet to an iron pin on the Northern side of Oconee Street; thence with said street S 71-00 W 188.1 feet to an iron pin, the beginning corner.

This property is conveyed subject to easements, restrictions of record and on the premises.

This being the same property conveyed unto Jerald D. Carpenter and Vicki L. Carpenter by deed of Mattie B. Finley and Guy Finley dated and recorded concurrently herewith.



which has the address of 207 S. Washington Avenue Greenville,
(Street) (City)
South Carolina (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 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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