

FILED  
GREENVILLE CO. S.C. MORTGAGE

1471 881

THIS MORTGAGE is made this 29th day of June 1979, between the Mortgagor, Tim J. Nelson and Debra S. Nelson (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 East Washington Street, Greenville, South Carolina (herein "Lender").

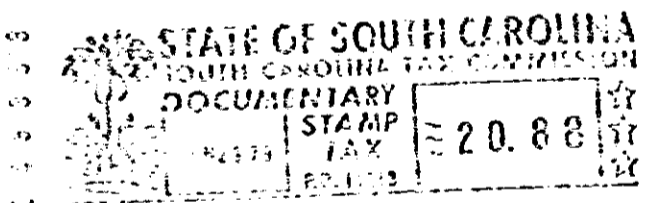
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND, ONE HUNDRED, FIFTY FIVE (\$52,155.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 23 on a plat entitled "Canebrake I", by Enwright & Associates, Inc., dated August 18, 1975, and recorded in Greenville County Plat Book 5-D at Pages 95 and 96, with later revision thereof recorded in Greenville County Plat Book 5-P at Page 46, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of Saratoga Drive at the joint front corner with Lot 24, and running thence with the western edge of Saratoga Drive, the chord of which is S. 11-52 E. 44 feet to a point at the joint front corner with Lot 22; thence with the joint line with Lot 22, S. 65-15 W. 72 feet to an iron pin; thence N. 84-44 W. 84.19 feet to an iron pin; thence N. 49-05 W. 91.01 feet to an iron pin; thence N. 52-21 E. 38 feet to an iron pin; thence with the joint line with Lot 24, S. 84-28 E. 179.69 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of W. N. Leslie, Inc., dated June 29, 1979, and recorded simultaneously herewith.



which has the address of 327 Saratoga Drive, Greer, South Carolina 29651 (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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