

RECORDED
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DONNELL TANNERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 19th day of June 19. 79. between the Mortgagor, HARRY LEE HARDYMAN and BETTY LOU HARDYMAN (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan, a corporation organized and existing under the laws of South Carolina whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND NINE HUNDRED & NO/100 (\$39,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 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 certain piece, parcel or lot of land situate, lying and being a portion of Lot 56, Meadowbrook Farms, as recorded in the R.M.C. Office for Greenville County in Plat Book M, at Pages 22 and 23, and being in Bates Township, Greenville County, South Carolina, on the northwestern corner of the intersection of Tolar Road and McClure Drive and having, according to a plat dated August 12, 1971, by Terry T. Dill, Surveyor, the following metes and bounds, to-wit:

BEGINNING at the northwestern corner of the intersection of Tolar Road and McClure Drive and running thence with the northern side of Tolar Road, N. 87-00 W. 50-feet to an iron pin; thence N. 03-00 E. 376-feet to a point on the southern side of McClure Drive; thence with McClure Drive, S. 89-45 E. 204-feet to an iron pin on the western side of McClure Drive; thence with the western side of McClure Drive S. 18-24 W. 58.2-feet to an iron pin; thence continuing with the western side of McClure Drive S. 34-14 W. 175-feet to an iron pin; thence continuing with the western side of McClure Drive S. 18-24 W. 185.8-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of even dated herewith from Ralph E. Knight and Lois B. Knight; and being conveyed to Ralph E. Knight and Lois B. Knight by deed of A. C. Parham as recorded in the R.M.C. Office for Greenville County in Deed Book 972, at Page 443 on April 11, 1973.

which has the address of Tolar Road Travelers Rest, South Carolina (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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