

GREENVILLE, S.C.
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MORTGAGE

vs 1472 sub 622

THIS MORTGAGE is made this 6th day of July, 1979, between the Mortgagor, GLEN A. MOSS and BARBARA N. MOSS (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is Greenville, South Carolina (herein "Lender").

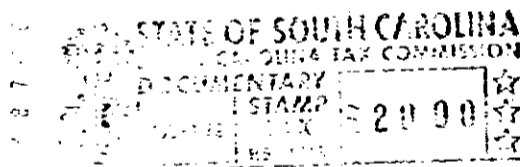
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if 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 in the State of South Carolina, County of Greenville, in the City of Mauldin, and being known as Lot 21, Section 1, shown on plat of Forrester Woods, Section I, as recorded in the R.M.C. Office for Greenville County in Plat Book 4 N, at Page 78 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of Boulder Road at the joint front corner of Lots 21 and 25 and running thence S. 21-36 W. 117.6-feet to a point; thence S. 73-33 W. 34.8-feet to a point; thence N. 60-30 W. 85-feet to a point; thence N. 27-20 E. 137.2-feet to a point; thence S. 62-24 E. 110-feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of even date herewith from John B. Starks and Jacquelyn B. Starks; and being conveyed to John B. Starks and Jacquelyn B. Starks by deed of Michael C. Roseberry and Donna R. Roseberry as recorded in the R.M.C. Office for Greenville County in Deed Book 1082, at Page 782 on July 10, 1978.



which has the address of 116 Boulder Mauldin, S. C. 29662 (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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