

P. O. Box 10148
Greenville, S. C.
29603

FILED
GREENVILLE CO. S. C.
MORTGAGE
DONNIE S. TANKERSLEY
M.C.

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THIS MORTGAGE is made this 30th day of July 1979, between the Mortgagor, Rodney D. Caldwell and Vicki W. Caldwell (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29603. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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, 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 lying in the State of South Carolina, County of Greenville, shown as Lot 29 on plat of Stratford, Section II, revised, recorded in Plat Book 5 D, at page 90 and having the following courses and distances:

BEGINNING at an iron pin on LaJuan Drive, joint front corner of Lots 29 and 30 and running thence with the joint line of said lots, N. 79-11 E., 227.0 feet to an iron pin; thence along the rear line of Lot 29, S. 18-30 E., 82.0 feet to an iron pin, joint rear corner of Lots 28 and 29; thence along the joint line of said lots, S. 70-12 W., 241.05 feet to an iron pin on LaJuan Drive; thence along LaJuan Drive, N. 8-26 W., 80 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Bobby Joe Jones Builders, Inc., of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
TAX \$ 15.80

which has the address of Lot 29, LaJuan Drive Greenville
South Carolina (State and Zip Code) (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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