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MORTGAGE

Vol 1479

THIS MORTGAGE is made this 9th day of AUGUST 1979 between the Mortgagor, JAMES F. SEIDEL & PHYLLIS M. SEIDEL (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 E. Washington Street, Greenville, S.C. (PO Box 10148) 29603 (herein "Lender").

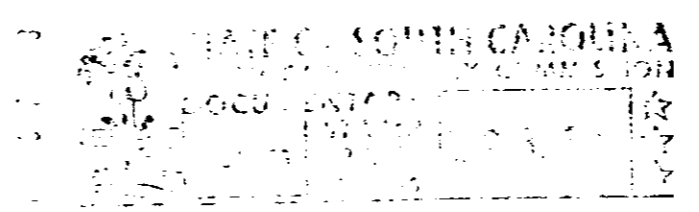
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY EIGHT THOUSAND EIGHT HUNDRED (\$58,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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, with all buildings and improvements thereon, situate, lying and being on the western side of Cherry Hill Road, in the Town of Mauldin, Greenville County, South Carolina, being known and designated as Lot No. 46 on a plat of FORRESTER WOODS, SECTION VII, made by R.B. Bruce dated 2/12/75 recorded in the RMC Office for Greenville County, S. C. in plat book 5-P at page 22, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the western side of Cherry Hill Road, joint front corner of Lots Nos. 45 and 46, and running thence with the joint line of said lots N. 68-20 W. 150.2 feet to an iron pin, rear corner of said lots; running thence with the rear line of Lot No. 46, N. 23-45 E. 100 feet to an iron pin, joint rear corner of Lots Nos. 46 and 47; thence running with the joint line of said lots, S. 68-12 E. 154.5 feet to an iron pin in the western side of Cherry Hill Road; thence running with the western side of said road S. 27-45 W. 100 feet to an iron pin, point and place of beginning.

This is the same property conveyed to mortgagors by Mary E. Miller by deed dated August 3, 1979 to be recorded herewith



which has the address of 314 Cherry Hill Road Route 10 GREENVILLE SC 29607 (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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