

FILED
S. C.
10 56 AM '79
LANNERSLEY

MORTGAGE

BOOK 1480 PAGE 603

THIS MORTGAGE is made this 13th day of September 1979, between the Mortgagor, Herbert S. Holtzman and Libby S. Holtzman (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, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 September 1, 2004.

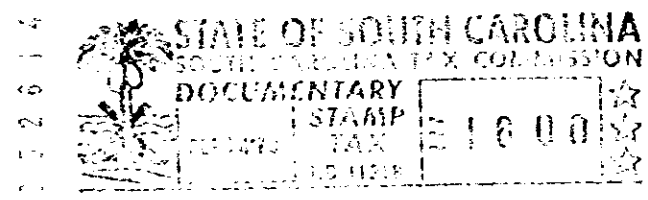
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all buildings and improvements thereon, situate, lying and being on the western side of Lambourn Way in Greenville County, South Carolina being shown and designated as Lot No. 109 on a plat of SHEET 1 OF KINGSGATE made by Piedmont Engineers and Architects, Surveyors, dated Janury 9, 1969, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book WW at Page 44 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Lambourn Way at the joint front corner of lots nos. 107 and 109 and running thence with the common line of said lots, S. 67-01 W. 158.3 feet to an iron pin; thence S. 19-03 E. 150 feet to an iron pin at the joint rear corner of lots nos. 109 and 111; thence with the common line of said lots, N. 66-45 E. 151.8 feet to a point on Lambourn Way; thence with the western side of Lambourn Way, N. 16-35 W. 150 feet to the point of beginning.

The above property is the same property conveyed to Herbert S. Holtzman and Libby S. Holtzman by deed of Ray C. Bass recorded in Deed Book 888 at Page 125 on April 16, 1970.

GCTO ----- SE14 79 123



which has the address of 105 Lambourn Way Greenville, S. C. 29615 (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 seised 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.

4.0001

0603

4328 RV-2