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GREENVILLE S.C.
SHERSLEY

MORTGAGE

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THIS MORTGAGE is made this 28 day of January 19.80, between the Mortgagor, JAMES LARRY ADCOCK AND ROBBIE F. ADCOCK (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, whose address is 508 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND FIVE HUNDRED SIXTY-TWO AND 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 1, 2000

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 situate, lying and being on the southern side of Pruitt Drive Extension, in Greenville County, S.C., being shown and designated as Lot No. 7 of Green Lake Acres on a plat made by H. C. Clarkson, Jr., dated July 23, 1965, recorded in the RMC Office for Greenville County, S.C., in Plat Book JJJ, page 115, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pruitt Drive at the joint front corners of Lots Nos. 7 and 8 and running thence with the common line of said Lots S. 32-16 W., 647.7 feet to an iron pin on a lake front; thence with the lake front as the line, the traverse line of which is N. 84-02 W., 112 feet to a point at the joint rear corner of Lots Nos. 6 & 7 (iron pin back 12 feet); thence with the common line of said Lots N. 16-08 E., 622.3 feet to a point on Pruitt Drive Extension; thence with the southern side of Pruitt Drive Extension the following courses and distance S. 84-13 E., 135 feet to a iron pin; S. 76-19 E., 75 feet to an iron pin, and S. 70-05 E., 80 feet to the point of beginning.

This is the same property conveyed to James L. Adcock and Robbie F. Adcock by deed of James Gill of even date herewith to be recorded and is subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

which has the address of ROUTE 4 PRUITT DRIVE, 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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