

1980  
SLEY

# MORTGAGE

BOOK 1508 PAGE 879

RECORDED  
280

THIS MORTGAGE is made this 25th day of July, 1980, between the Mortgagor, Kathleen A. Stralka (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine Thousand Two Hundred (\$29,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 August 1, 2010

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 certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, City of Greenville, shown as Lot 42 and part of Lot 43 on plat of Augusta Road Hills, recorded in Plat Book L at Page 56, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cammer Avenue at the joint front corner of Lots 41 and 42 and running thence along Cammer Avenue N. 42-10 E. 90 feet to an iron pin in the line of Lot 43; thence a new line through Lot 43, S. 47-50 E. 165 feet to an iron pin; thence S. 42-10 W. 90 feet to an iron pin, joint rear line of Lots 41 and 42; thence along the joint line of Lots 41 and 42 N. 47-50 W. 165 feet to an iron pin, the point of beginning.

This is the same lot which was deeded to the mortgagor herein by deed of Philip Bradford Carr and Mary Hawkins Carr recorded herewith.

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*[Faint signature and stamp area]*

which has the address of 211 Cammer Avenue, Greenville, S. C. 29605 (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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