

FILED
GREENVILLE CO. S. C.
AUG 14 2 55 PM '80

MORTGAGE

BOOK 1511 PAGE 77

DONNIE S. TANKERSLEY
R.M.C. 1980
THIS MORTGAGE is made this 14th day of August 1980, between the Mortgagor, Donn L. Groh and Emilee A. Groh (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 500 East Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand and 00/100 (\$34,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 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 September 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 piece, parcel or lot of land situate, lying and being on the western side of Cunningham Road near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 54 of a sub-division known as Drexel Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 177, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Cunningham Road at the joint front corner of Lots Nos. 54 and 55 and running thence N. 81-30 W. 175 feet to an iron pin, running thence N. 7-37 E. 110 feet to an iron pin at the joint rear corners of Lots Nos. 54 and 53, running thence with the joint line of said Lots S. 81-30 E. 175.8 feet to an iron pin on the western side of Cunningham Road, running thence with the western side of said Road, S. 8-03 W. 110 feet to an iron pin, point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, affecting the above-described property.

This is the identical piece of property conveyed to the Mortgagor herein by deed of Jerry W. Neely dated August 8, 1980. recorded herewith of even date.

which has the address of 21 Cunningham Road Greenville South Carolina (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.

0077

4328 RV-2