

FILED  
GREENVILLE CO. S. C.  
SEP 12 2 21 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

BOOK 1515 PAGE 625

THIS MORTGAGE is made this 12th day of September 1980, between the Mortgagor, Lee A. Cuneo and Catherine P. Cuneo (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, South Carolina (herein "Lender").

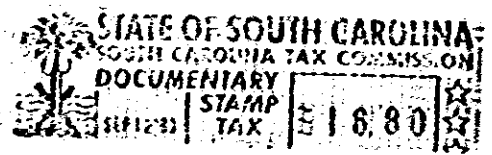
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two thousand and No/100ths (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1st, 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, with all improvements thereon or hereafter to be constructed, situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 78, Section 5, on a plat of Colonial Hills Subdivision, recorded in the RMC Office for Greenville County in Plat Book QQQ at Page 21, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Fairford Circle at the joint front corner of Lots 77 and 78 and running thence with the joint line of said lots N. 88-29 W. 163.8 feet to an iron pin; thence N. 1-16 E. 88.9 feet to an iron pin at the corner of Lot 79; thence with the line of said lot S. 88-29 E. 175.1 feet to an iron pin on the western side of Fairford Circle; thence with the western side of said circle S. 1-31 W. 40 feet to a point; thence continuing with said circle S. 13-59 W. 50 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by deed of Sandra R. Freeman, dated September 12, 1980 and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1133 at Page 182, on September 12, 1980.



which has the address of No. 22 Fairford Circle, Greenville, S. C. (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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