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MAYERSLEY

MORTGAGE

THIS MORTGAGE is made this 21st day of November 1980, between the Mortgagor, Tommy A. Lee and Linda W. Lee (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 10148 Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of forty two thousand and 00/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 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 December 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 in Greenville Township, Greenville County, South Carolina, on the north side of Meyers Drive in the City of Greenville, being shown as Lot No. 1 on plat of property of J. R. Jenkinson, made by W. J. Riddle, Surveyor, in April, 1940, and described as follows: Beginning at an iron pin on the north side of said unnamed street in line of property known as "Augusta Court", and running thence with the line of said subdivision, N. 41-30 W. 153.3 feet to a stake, corner of Lot No. 2; thence with the line of said lot, S. 37-46 W. 150.8 feet to a stake on said unnamed street; thence with the northern side of said unnamed street, following the curve thereof, S. 67-23 E. 112 feet to a stake; thence N. 68-27 E. 49.1 feet to a stake; thence N. 56-52 E. 53 feet to the beginning corner.

ALSO: All that certain lot of land in Greenville County, State of South Carolina, in the City of Greenville, being a portion of Lots Nos. 40 and 41, of Block C of Augusta Court as shown on plat made by R. E. Dalton, Engineer, April, 1923 and recorded in the RMC Office for Greenville County in Plat Book F at Page 124, and being lot no. 4 on a plat made by J. C. Hill plat which is to be recorded in the RMC Office for Greenville County: Beginning at an iron pin on Phillips Lane, at corner of property now owned by the grantee, and running thence with the northwest side of Phillips Lane N. 47-10 E. 60 feet to an iron pin; thence N. 41-30 W. 218.2 feet to an iron pin in line of Lot No. 39, Block C, on plat first above referred to; thence with line of said lot, S. 25- W. 65.6 feet to iron pin; and thence S. 41-30 E. 192.8 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Daisy M. McCorkle dated the 7th day of October, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1137 at Page 224

which has the address of 319 Meyers Street, Greenville, South Carolina 29605
(Street) (City)
..... (herein "Property Address");
(State and Zip Code)

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 thereof, 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.

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