

GEORGE S. C.

JUL 11 PM '81

WILKINSVILLE

# MORTGAGE

BOOK 1515 PAGE 894

THIS MORTGAGE is made this 30th day of June, 1981, between the Mortgagor, Betty H. Garrett (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

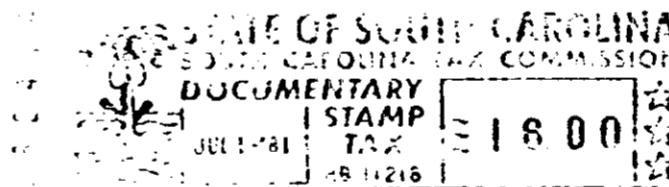
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2011.

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 in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 7 on plat of Quail Ridge, Section III, prepared by C. O. Riddle, Registered L.S., in March, 1976, and recorded in the R.M.C. Office for Greenville County, South Carolina, on May 17, 1978, in Plat Book 6Q, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Old Boiling Springs Road at the joint front corner of Lots 6 and 7 and running thence with the northern side of Old Boiling Springs Road N. 64-11 W., 275 feet to a point; thence turning and running with the joint line of Lots 1 and 7 N. 25-49 E., 130 feet to a point; thence turning and running with the joint line of Lots 2 and 7 S. 75-30 E., 280.44 feet to a point, joint rear corner of Lots 6 and 7; thence turning and running with the common line of said lots S. 25-49 W., 185 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Quail Ridge Properties, a Joint Venture, recorded in the R.M.C. Office for Greenville County on May 17, 1978, in Deed Book 1079, Page 379.



which has the address of Lot 7 Quail Ridge 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.

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