

MORTGAGE

1570 1031

FILED
S. C.
JUN 18 1982
GREENVILLE

THIS MORTGAGE is made this 18th day of June 1982, between the Mortgagor, Elizabeth P. Ellenberg (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & 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").

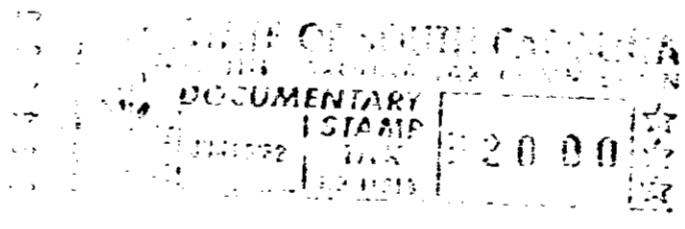
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2012

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 lot of land in Greenville County, South Carolina, known and designated as Lot Number One Hundred Ninety Seven (197) as shown on a plat entitled "Chanticleer, Section VI" made by Webb Surveying and Mapping Company, dated December, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 59, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Thornwood Lane at the joint front corners of Lots 196 and 197 and running thence S. 47-18 W. 185.0 feet to an iron pin; thence S. 41-42 E. 140.0 feet to an iron pin; thence N. 68-18 E. 20.0 feet to an iron pin; thence N. 43-10 E. 175.0 feet to an iron pin on the right of way of Thornwood Lane; thence continuing along the right of way of Thornwood Lane N. 46-50 W. 100.0 feet to an iron pin; thence continuing along the right of way of Thornwood Lane N. 41-20 W. 35.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Susan K. Shelly dated February 13, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1142 at Page 673.



which has the address of 5/6 Thornwood Lane 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 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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