

GREENVILLE CO. S. C.

SEP 27 12 12 PM '62

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1581 PAGE 547

THIS MORTGAGE is made this twenty-fourth (24) day of September 1962, between the Mortgagor, Agustin M. Azel and Kathy H. Azel (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, S. C. 29603 (herein "Lender").

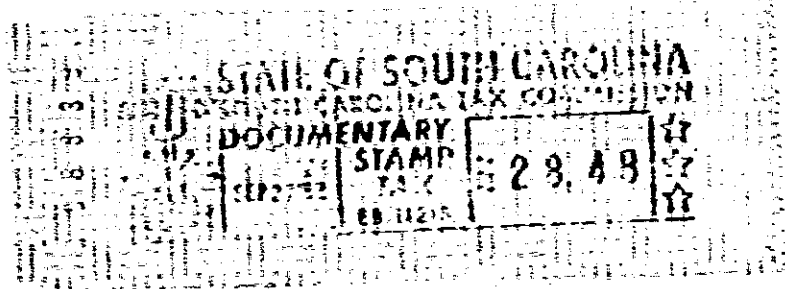
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-one Thousand Two Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 piece, parcel of lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of Camelot Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 2 on a plat of WOODALL made by C. O. Riddle, Surveyor, dated January 8, 1976, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P at page 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Camelot Drive at the joint front corner of Lots Nos. 1 and 2; and running thence N. 87-57 W., 140 feet to a point; thence S. 2-03 W., 90 feet to a point; thence along the common line of Lots Nos. 2 and 3, S. 87-57 E., 140 feet to a point on Camelot Drive; thence with the western side of Camelot Drive, N. 02-03 E., 90 feet to the point of beginning.

This being the same as that conveyed to Agustin M. Azel and Kathy H. Azel by deed of Donald C. Swanson being dated and recorded concurrently herewith.



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which has the address of 404 Camelot Drive, Simpsonville, S. C. 29681 (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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