

FILED First Federal of South Carolina
GREENVILLE S.C. Post Office Box 408
Greenville, South Carolina 29602

MAR 8 3 30 PM '83

BOOK 1597 PAGE 94

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of January,
1983, between the Mortgagor, Richard and Jearidine T. Carson

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

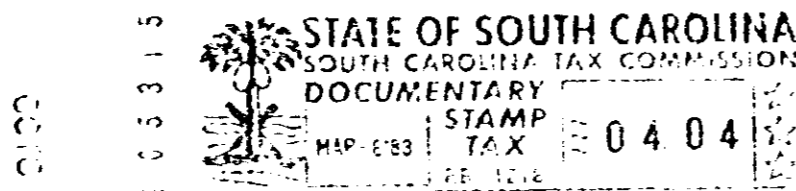
WHEREAS, Borrower is indebted to Lender in the principal sum of \$10,008.04 (Ten thousand eight and 04/100) Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 19, 1983;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 65 of a subdivision known as Pebble Creek, Phase IV, Section II, as shown on a plat thereof prepared by Loudon C. Hoffman Associates, dated July 10, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7C at Page 47 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Pine View Terrace at the joint front corner with Lot 64 and running along the joint line with Lot 64 S. 49-32 W. 149.12 feet to an iron pin at the joint rear corner with Lot 64; running thence along the joint line with Lots 70 and 71, respectively, N. 32-58 W. 80.01 feet to an iron pin at the joint rear corner with Lot 66; running thence along the joint line with Lot 66 N. 42-30 E. 135.0 feet to an iron pin on the southwesterly side of Pine View Terrace at the joint front corner with Lot 66; running thence along the southwesterly side of Pine View Terrace, S 43-16 E. 96.00 feet to an iron pin at the joint front corner with Lot 64, being the point of beginning.

This being the same property conveyed to the mortgagor by deed of Smith and Steele Builders and recorded in the RMC Office for Greenville County on November 11, 1980 in Deed Book 1524 at Page 202.



which has the address of 9 Pine View Terrace Taylors,
(Street) (City)

South Carolina 29687 (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 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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