

GREENVILLE CO. S. C.

1st MORTGAGE

1408 813

BONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of August 1977 between the Mortgagor, Robert E. Dallaire and Anne M. Dallaire (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 Thirty Eight Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007.

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 County of Greenville, State of South Carolina, being shown and designated as Lot 37 on plat of Pinehurst, Section II, recorded in the RMC Office for Greenville County in Plat Book MM, at Page 153, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Vista Drive at the joint front corner of Lots 36 and 37 and running thence with line of Lot 36 S. 31-55 W. 84.1 feet to an iron pin at the joint corner of Lots 37, 36 and 38; thence S. 63-27 W. 170.4 feet to an iron pin on the eastern side of Linden Drive; thence along the eastern side of Linden Drive, which line is curved, the chord of which is N. 12-55 W. 60 feet to an iron pin; thence with the eastern side of Linden Drive N. 11-35 E. 51.9 feet to an iron pin; thence continuing with the eastern side of Linden Drive N. 22-40 E. 113.2 feet to an iron pin at the curve of the intersection of Linden Drive and Vista Drive; thence following the curve of said intersection, the chord of which is N. 74-35 E. 49.3 feet to an iron pin on the western side of Vista Drive; thence with the southwestern side of Vista Drive S. 53-30 E. 136.2 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by Deed of George K. Harbison and Glenolu W. Harbison recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

which has the address of 17 Vista Drive Greenville, S. C. 29609 (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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