Box 10121, Greenville, South Carolina 29603

GREENVILLE CO. S. C.

# MORTGAGE

DENNIS S. TEMPLESLEY

Nov 71 1994

1352 413

THIS MORTGAGE is made this 5th day of November, 19 76, between the Mortgagor, James E. Eggleston and Melanie L. Eggleston (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006

[illegible], the following courses and distances: N. 85-05 E. 99.2 feet, and S. 79-44 E. 68.5 feet to curve with Trent Drive; thence with said curve, S. 34-44 E. 35.4 feet to an iron pin on Trent Drive; thence with Trent Drive, S. 10-16 W. 94.7 feet to the point of beginning.

Being the same property conveyed to mortgagors by Academy Rental Company, a Partnership by deed recorded November 8, 1976.

Carolina Federal Savings and Loan Association of Greenville, S. C.

10020

Sept 15 1980

Janet E. Herring

DOCUMENTARY STAMP TAX 12.16

which has the address of Drive, Avon Park, Taylors, South Carolina (Street) (City)

(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 hereinafter 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.