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GREENVILLE CO. S. C.

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CONNIE S. TANNERSLEY

# MORTGAGE

BOOK 1308 PAGE 934

THIS MORTGAGE is made this 27th day of May 1976, between the Mortgagor, Latino Rodriguez and Teresa Rodriguez, (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six thousand (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 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 May 1, 2006.

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 on the southern side of Penarth Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 30 on a Plat of Property of Central Realty Corporation, recorded in the RMC Office for Greenville County in Plat Book EEE, at Page 108, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point on the southern side of Penarth Drive at the joint front corner of Lots 29 and 30 and running thence with the southern side of Penarth Drive, N 66-57 E, 60 feet to a point at the joint front corner of Lots 30 and 31; thence S 46-14 E, 89.6 feet to a point at the joint rear corner of Lots 30 and 31; thence S 45-00 W, approximately 452.1 feet to a point in Long Creek at the rear corner of Lot 30; thence with Long Creek as a line, approximately N 25-47 W, approximately 121.2 feet to a point in Long Creek at the joint rear corner of Lots 29 and 30; thence N 45-30 E, approximately 355 feet to a point on the southern side of Penarth Drive, the point of beginning



which has the address of 502 Penarth Drive Greenville, S. C., 29611 (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 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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