

P. O. Box 10148  
Greenville, S.C. 29603  
GREENVILLE, CO. S. C.

1403 804

MORTGAGE

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THIS MORTGAGE is made this 8th day of July 1977, between the Mortgagor, Richard L. Dales and Sheryle S. Dales (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 P. O. Box 10148 Greenville, South Carolina (herein "Lender").

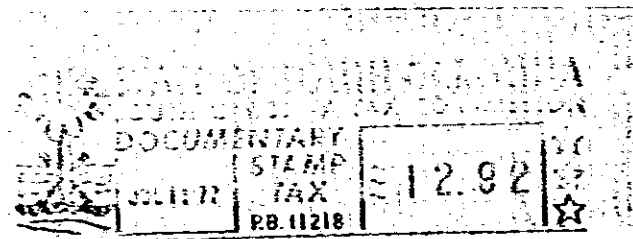
WHEREAS, Borrower is indebted to Lender in the principal sum of 32,300.00 Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 1977 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 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, together with improvements thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the eastern side of Brook Bend Road, and being shown and designated as Lot 49 of HOLLY SPRINGS SUBDIVISION, Section II, as shown on plat made by Piedmont Engineers and Architects, dated November, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-R at page 54, and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Brook Bend Road at the joint front corner of Lots 49 and 50, as shown on the above referred to plat, and running thence with the line of Lot 50, S 78-26 E 184.6 feet to a point at the joint rear corner of Lots 50 and 49; thence running S 6-09 W 90.5 feet to a point at the joint rear corner of Lots 49 and 48; thence running with the line of Lot 48, N 78-33 W 193 feet to a point on the eastern side of Brook Bend Road; thence running with the eastern side of Brook Bend Road, N 11-14 E 90 feet to the point of beginning.

This is to same identical property conveyed to the Mortgagor herein by deed of Bankers Trust of South Carolina, dated July 8, 1977, to be recorded simultaneous herewith in Deed Book 1060 at page 199



which has the address of 138 Brook Bend Road, Mauldin, South Carolina (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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