

# MORTGAGE

THIS MORTGAGE is made this 20th day of December, 1977, between the Mortgagor, Dennis P. Carlson, Jr. and Sarah M. Carlson, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand, Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 October 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 piece, parcel or tract of land with all buildings and improvements thereon, situate, lying and being on the northern side of S. C. Highway No. 23-714, near Fork Shoals, in Greenville County, South Carolina, containing 4.08 acres, more or less, as shown on a plat of JAMES W. AND SUSAN LITTELL made by J. L. Montgomery, III dated January 1973, recorded in the R/C Office for Greenville County, South Carolina, in Plat Book 5-K at page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway No. 23-714 at the joint corner of the within described property and property now or formerly belonging to James Davenport and running thence along the Davenport line, N. 10-55 W., 164.5 feet to an iron pin; thence continuing along the Davenport line, N. 85-57 W., 279.8 feet to an iron pin in the line of property now or formerly belonging to Vaughn; thence along the Vaughn line, N. 00-45 E., 249.5 feet to an iron pin; thence continuing along the Vaughn line, N. 30-52 E., 220.6 feet to an iron pin; thence S. 44-30 E., 742.5 feet to a point in or near the center of S. C. Highway No. 23-714; thence along the center of said road, S. 80-25 W., 155.2 feet to a point; thence continuing along the center of said road, S. 69-17 W., 186.4 feet to a point, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed of Wm. Goldsmith Co. to be recorded herewith.

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which has the address of Route No. 1, Box 76, Fountain Inn, South Carolina 29644 (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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