

OCT 25 4 00 PM '78

BOOK 1448 PAGE 209

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 25th day of October,
19 78, between the Mortgagor, Ronald V. Carpin and Janice S. Carpin
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand and
NO/100ths (\$46,000.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's
note dated October 25, 1978 (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., 2008.

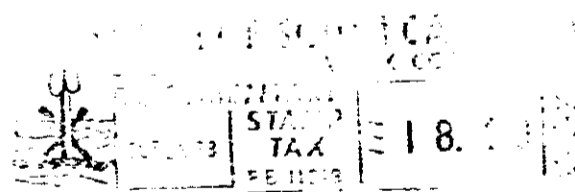
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 Southeast
side of Huntington Road near the City of Greenville, in Greenville County, South
Carolina, being shown as Lot No. 45 on Plat of Knollwood Heights made by Piedmont
Engineering Service, October, 1958, revised January, 1963, recorded in the RMC Office
for Greenville County, South Carolina, in Plat Book GG, Page 152, and having, according
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Huntington Road at the joint front
corner of Lots 44 and 45 and runs thence along the line of Lot 44, S. 59-0 E. 215
feet to an iron pin; thence S. 37-33 W. 173 feet to an iron pin; thence with the line
of Lot 46, N. 61-26 W. 190 feet to an iron pin on the Southeast side of Huntington
Road; thence along Huntington Road, N. 29-15 E. 180 feet to the beginning corner.

This property is conveyed subject to all restrictions, easements, and zoning
ordinances of record or on the ground affectins said property.

This being the identical property conveyed unto Ronald V. Carpin and Janice S. Carpin
by deed of Betty W. Baldauff dated and recorded concurrently herewith.
This being the identical property conveyed unto Betty W. Baldauff and Michael John
Baldauff by deed of Eleanor H. Bishop, dated 10-1-69, and recorded in the RMC Office
of Greenville County, S.C., in deed Book 876, Page 641, on 10-1-69. Michael John
Baldauff conveyed his one-half interest in said property to Betty W. Baldauff by
deed dated 10-27-77, recorded 10-31-77, in Deed Book 1067, Page 631, aforesaid records.



which has the address of Lot 45, Huntington Road Mauldin
(Street) (City)
South Carolina (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 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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