

GREENVILLE CO. S. C.
OCT 31 2 36 PM '78
SENNE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1448 PAGE 830

THIS MORTGAGE is made this 30th day of October 1978, between the Mortgagor, FRANK J. DANA, III (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 500 East Washington Street, Greenville, South Carolina, (herein "Lender").

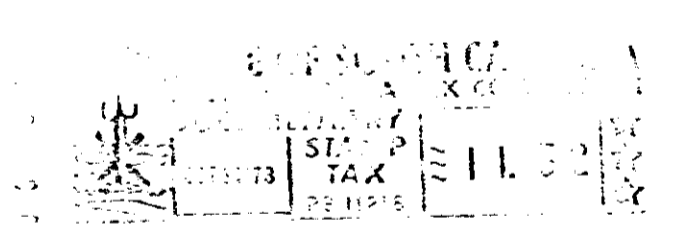
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Eight Hundred and No/100ths (\$28,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1998.

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 lot of land situate, lying and being on the northwestern side of Cammer Avenue in the City of Greenville, County of Greenville, State of South Carolina, being the rear portion of Lots Nos. 1 and 2 as shown on a Plat entitled "Property of G. F. Cammer", Prepared by R. E. Dalton, dated February 1923, recorded in the R.M.C. Office for Greenville County in Plat Book L at Page 115 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Cammer Avenue at the joint corner of Lots Nos. 2 and 17 and running thence with the line of Lot No. 17 N. 36-24 W. 178 feet to an iron pin in the line of Lot No. 1; thence with the line of Lot No. 1 N. 44-17 E. 58.4 feet to a stake; thence with a new line through Lots Nos. 1 and 2 S. 47-24 E. 175.5 feet to a stake on the northwestern side of Cammer Avenue; thence with the northwestern side of Cammer Avenue S. 44-17 W. 92 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Eirene C. Hudson, dated October 30, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1090 at Page 922 on October 30, 1978.



which has the address of 10 Cammer Avenue Greenville South Carolina 29605 (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 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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