

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1430 PAGE 423

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THIS MORTGAGE is made this 15th day of November 1978 between the Mortgagor, JOHN D. FIFER AND IRENE G. FIFER (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 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 15th, 1978 in "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northern side of Gray Fox Square, in Greenville County, South Carolina, being shown and designated as Lot No. 93 on a plat of SECTION ONE OF GRAY FOX RUN, made by C. O. Riddle, Surveyor, dated November 6, 1975, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P, page 16, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Gray Fox Square at the joint front corners of Lots Nos. 93 and 94 and running thence N. 30-51 W., 190.2 feet to a point in the center line of Cane Creek; thence with the center line of Cane Creek as the line, the traverse line of which is N. 72-16 E., 109.6 feet to a point at the joint rear corners of Lots Nos. 92-93; thence with the common line of said lot, S. 28-29 E., 169.2 feet to a point on Gray Fox Square; thence with said street, S. 61-31 W., 88.6 feet to a point; thence continuing with the northern side of said street, S. 60-19 W., 11.3 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Bob Maxwell Builders, Inc., to be recorded simultaneously herewith.



which has the address of 608 Gray Fox Square Greenville, S. C. (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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