

FILED
GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this First (1st) day of December, 1978, between the Mortgagor, Harold A. Carey, Jr. and Rhonda M. Carey, (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 Thirty Four Thousand Six Hundred Fifty and 00/100 (\$34,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 February 1, 2009.....;

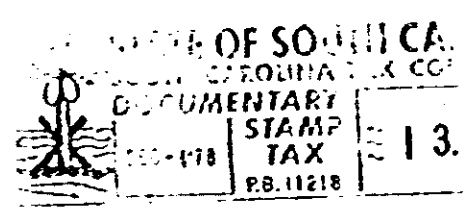
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Greenville Township, Greenville County, State of South Carolina, on the Western side of Jones Avenue in the City of Greenville, being shown as Lot No. 4 on Plat of property of Stella K. Tindal, recorded in Plat Book G, at Page 247, and having, according to a Plat of property entitled "Property of Harold A. Carey, Jr. and Rhonda M. Carey", made by Dalton & Neves Co., Engr., November, 1978, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Jones Avenue 246.5 feet North of the intersection of Jones Avenue and Tindal Avenue, at the joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots N. 89-57 W. 170 feet to an iron pin joint rear corner of Lots Nos. 4 and 12; thence with the joint line with Lots Nos. 4, 12 and 13 N. 0-53 E. 72.4 feet to an iron pin; thence with a joint line of Lots Nos. 3 and 4 S. 89-08 E. 170 feet to an iron pin on the Western side of Jones Avenue; thence with the Western side of Jones Avenue S. 0-53 W. 70 feet to an iron pin the point of beginning.

The above described property is conveyed subject to any rights-of-way and/or easements of record or appearing on the property.

The above described property is the same conveyed to the Grantors by the Deed of Robert I. Atkinson and Alyce P. Atkinson of even date herewith.



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which has the address of 108 Jones Avenue, Greenville (City), South Carolina 29601 (State and Zip Code) (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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