

MORTGAGE

BOOK 1452 PAGE 401

THIS MORTGAGE is made this 7th day of December 19 78, between the Mortgagor, George Nalipi, June C. Nalipi and Terry L. Nalipi... (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, Greenville, S. C., a corporation organized and existing under the laws of South Carolina, whose address is Washington Street, Greenville, South Carolina (herein "Lender").

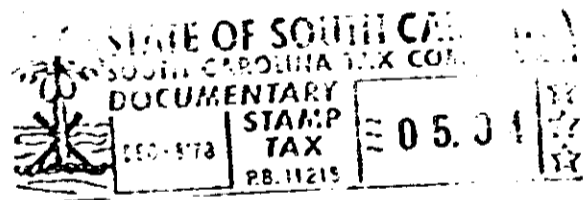
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Six Hundred and No/100 (\$12,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1999

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 with the buildings and improvements thereon, situate, lying and being on the East side of Alice Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as a portion of Lots 6, 7 and 8 of Block E on Plat of Woodville Heights, recorded in RMC Office for Greenville County, S. C., in Plat Book "L" pages 14 and 15 (also shown on revised plat of P. S. Nelson Property made by Pickell & Pickell, Engrs. April 30, 1948, recorded in Plat Book "U", page 49) and having according to said plat and a recent survey made by R. W. Dalton, Sept. 11, 1948, the following metes and bounds:

BEGINNING at an iron pin on the East side of Alice Street, said pin being 60.6 feet South from the Southeast corner of the intersection of Alice Street and McDowell Street, and running thence N 85-32 E 165.2 feet to an iron pin; thence N 0-38 E 75 feet to an iron pin; thence S 85-26 W 162.6 feet to an iron pin on the East side of Alice Street, the beginning corner.

This is the identical property conveyed to the mortgagors herein by deed of Demorest M. Fowler, Nola L. Cagle and Obra L. Cromer to be recorded herewith.



which has the address of 10 Alice Street, Greenville, S. C. (Street) (City) (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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