

FILED
GREENVILLE CO. S. C.

JAN 26 4 04 PM '79

MORTGAGE

1979-11-11

DEBBIE S. TAMMERS
THIS MORTGAGE is made this 26th day of January 1979, between the Mortgagor, M. Joel Gregory and Janet K. Gregory (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").

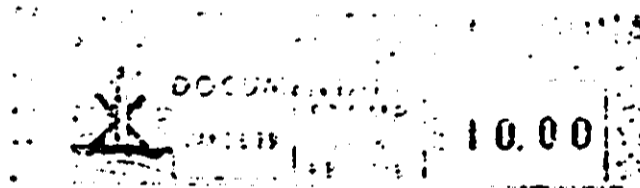
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and No/100--- (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2004

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 the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 143, Section 3, LAKE FOREST SUBDIVISION, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at Page 77, and having, according to said plat, and according to a more recent plat of property of Cash F. Williams, Jr., made by R. W. Dalton, Engineer, January 13, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Rockmont Road, joint corner of Lots 143 and 144, and running thence along Rockmont Road, S. 6-10 W. 120 feet to an iron pin; thence around the curve of the intersection of Rockmont Road and Old Spartanburg Road, the chord of which is S. 44-17 E. 32 feet to an iron pin on Old Spartanburg Road; thence along Old Spartanburg Road, N. 85-24 E. 158.3 feet to an iron pin; thence N. 3-40 W. 70 feet to an iron pin; thence N. 2-06 E. 51 feet to an iron pin; thence along the line of Lot 144, N. 86-59 W. 164.6 feet to an iron pin to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Joyce G. Williams, dated January 26, 1979, to be recorded simultaneously herewith.



which has the address of 305 Rockmont Road, Greenville, South Carolina 29615

(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 created 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, for the household estate if this Mortgage is on a leasehold, are herein referred to as the "Property"

Borrower covenants that Borrower is lawfully seized of the Property, 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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CC: JAG 79 1995

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