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GREENVILLE CO. S. C.

APR 3 2 28 PM '79

MORTGAGE

VOL 1401 PAGE 800

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 3rd day of April, 1979, between the Mortgagor, Tom Lee Sizemore

(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, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen thousand and 00/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 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 April 1, 2004;

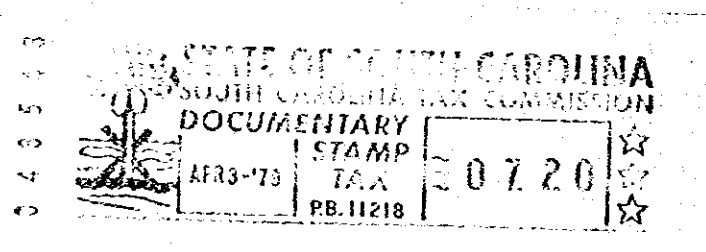
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 119, Section 2, Oak-Crest Subdivision which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, Pages 130 and 131, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northern side of Lynhurst Drive at joint corner of Lot 63 and running thence along the Northern side of Lynhurst Drive, N. 75-35 E. 50 feet and N. 88-33 E. 50 feet to a pin at the corner of Lot No. 120; thence with the line of lot 120 N. 6-46 E. 183.2 feet to a pin in the line of Lot 136; thence N. 60-48 W. 50 feet to a pin in the line of Lot 44; thence with the rear line of Lots 44 and 45, S. 60-02 W. 112.5 feet to a pin at the rear corner of Lot 163; thence with the line of Lot 163, S. 7-20 E. 165.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Robert H. Wynne, Jr. dated and recorded March 21, 1979 in the RMC Office for Greenville County in deed volume 1098 at page 967.

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which has the address of 15 Lynhurst Drive Greenville, South Carolina (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 seized 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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