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GREENVILLE CO. S. C.
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MORTGAGE

VOL 1402 PAGE 303

DONNIE S. TANKERSLEY
R.M.C.
THIS MORTGAGE is made this 6th day of April 1979 between the Mortgagor, Benjamin W. Miller and Judy A. Pressley (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 500 East Washington Street, Greenville, South Carolina 29603. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Eight Hundred Fifty and No/100 \$41,850.00 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 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, 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 certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 93, Block C, University Heights Subdivision, according to a plat prepared of said subdivision by Piedmont Engineering Service, January, 1949, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BB, at Page 21, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the southwestern side of Corinne Drive, joint front corner with Lot 94 and running thence with said Drive, N. 31-13 W. 100 feet to an iron pin on the edge of said Drive, joint front corner with Lot 92; thence running with the common line with Lot 92, S. 58-47 W. 216 feet to an iron pin, in the line with Lot 41; thence running with the common line with Lots 40 and 41, S. 31-16 E. 100.05 feet to an iron pin joint rear corner with Lot 94; thence running with the common line with Lot 94, N. 58-47 E. 215.9 feet to a point on the edge of Corinne Drive, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Ralph L. Driver, of even date herewith, and which said deed is being recorded simultaneously with the recording of this instrument.

which has the address of 129 Corinne Drive Greenville South Carolina 29601 (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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