

Box 10121,
Greenville, S. C.

FILED
GREENVILLE COUNTY
MORTGAGE

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APR 23 9 34 AM '79

THIS MORTGAGE is made this 20th day of April, 1979 between the Mortgagor, Kenneth L. Paxton and Marilyn C. Paxton (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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 July 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..... State of South Carolina:

All that piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, shown as Lots 11, 12 and 13 on plat of Groveland Dell recorded in Plat Book BBB at page 73 and as 3.0 acres on plat of Kenneth L. and Marilyn C. Paxton and having the following courses and distances according to the latter plat which is recorded in Plat Book 6 X at page 93:

BEGINNING at an iron pin on Badger Drive and running thence S. 86-36 W. 260 feet to an iron pin; thence N. 48-40 W. 70 feet to an iron pin; thence S. 64-06 W. 45 feet to an iron pin; thence N. 82-12 W. 70 feet to an iron pin in creek; thence with Lick Creek the line, N. 19-59 E. 229 and N. 22-00 E. 105 feet to an iron pin on Lick Creek Lane; thence along said Lane, S. 86-39 E. 90 feet to an iron pin; thence N. 88-18 E. 70 feet to an iron pin and S. 89-44 E. 100 feet to an iron pin in curve; thence with the curve, S. 46-32 E. 36.5 feet to an iron pin on Badger Drive; thence along Badger Drive, S. 03-20 E. 80 feet to an old iron pin and S. 03-24 E. 225 feet to an old iron pin, the point of beginning.

Being the same property conveyed by Elsie H. Wood also known as Elsie Wood Harris by deed recorded October 12, 1978 in Deed Book 1089 at page 767. The mortgagee agrees to release the following parcel from the lien of this mortgage for a consideration of \$7,000, or any portion of said parcel on a pro rata basis: BEGINNING at a point on the western side of Badger Drive, which point is S. 03-20 E. 150 feet from the nearest iron pin at the corner of Lick Creek Lane and Badger Drive and running thence through the above described property in a westerly direction to a point in Lick Creek, which point is 150 feet from the intersection of Lick Creek with the southern line of Lick Creek Lane; thence following Lick Creek to the rear property line of the above described property; thence following the rear property line of the above described property through a cul-de-sac to an old iron pin at the

which has the address of Badger Drive, Greenville County, S. C. (Street) (City) (herein "Property Address"); (State and Zip Code)

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.

** corner of the above described property on Badger Drive; thence with Badger Drive, N. 03-24 E. 155 feet, more or less, to the beginning corner.

MORTGAGE

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