

Aug 12 23 PM '80

RECORDED AT THE REGISTER'S OFFICE
GREENVILLE, S.C.

MORTGAGE

BOOK 1500 PAGE 494

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THIS MORTGAGE is made this 1st day of August 1980, between the Mortgagor, Roger W. Buchanan and Shelba J. Buchanan (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Assoc., Greenville, SC, a corporation organized and existing under the laws of United States of America, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010

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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 16 of a subdivision known as "Northside Gardens" according to a plat thereof prepared by Dalton & Neves, Engineers, November, 1946, and recorded in the RMC Office for Greenville County in Plat Book S, Pages 16 and 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Batesview Drive at the joint front corner of Lots 15 and 16 and running thence with the joint line of said Lots S. 57-09 W. 228.3 feet to an iron pin in the line of Lot 34; thence with the line of Lots 34 and 33 N. 35-45 W. 80.1 feet to an iron pin at the joint rear corner of Lots 17 and 16; thence with the joint line of said lots N. 57-09 E. 232.4 feet to an iron pin on the southwestern side of Batesview Drive, joint front corner of Lots 16 and 17; thence with the southwestern side of Batesview Drive S. 32-51 E. 80 feet to the point of the beginning.

DERIVATION: This is the same property conveyed to Borrower by deed of James L. Davis, Jr., and Helen Still Davis as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1130, Page 270 on August 1, 1980.

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which has the address of 133 Batesview Drive, Greenville, South Carolina

29607 (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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