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MORTGAGE

BOOK 1541 PAGE 931

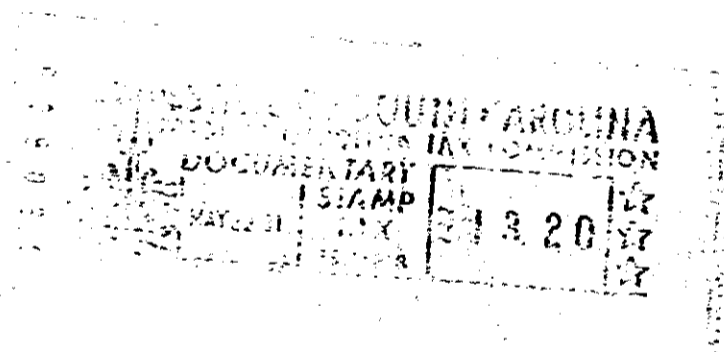
THIS MORTGAGE is made this 22nd day of MAY 1981, between the Mortgagor, BRUCE RANKIN AND KAREN S. RANKIN (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of State of South Carolina, whose address is P.O. BOX 10148, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THREE THOUSAND AND NO/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 22, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

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 in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 166 on a plat of Heritage Lakes Subdivision, prepared by Hearner Engineering Company, Inc. dated March 11, 1974 and revised October 20, 1977 recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 17. Reference to said plat being made for more particular description of metes and bounds.

This is the same property conveyed to the mortgagors by deed of Cecil C. Robinson and Iverna G. Robinson dated and recorded May 22, 1981.



which has the address of 104 Capriole Court, Simpsonville, S.C. 29681 (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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