

GREENVILLE CO. S. C.  
FILED  
SEP 1 2 25 PM '82  
DONNIE S. TANKERSLEY

MORTGAGE

BOOK 1579 PAGE 446

THIS MORTGAGE made this 31st day of August 1982, between the Mortgagor, James F. Christian and Sylvia A. Smith (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Assoc., a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Box 10148, Greenville, S.C. 29603. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand Five Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1982 (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 Greenville County, South Carolina, being shown and designated as Lot 4 on a Plat of Extension of Morningside Subdivision, recorded in the RMC Office for Greenville County in Plat Book FF, at Page 306, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Richbourg Road, joint front corner of Lots 3 and 4, and running thence with the common line of said lots, S. 67-20 W., 230 feet to an iron pin; thence with the rear line of Lot 4, N. 22-40 W. 115 feet to an iron pin, joint rear corner of Lots 4 and 5; thence with the common line of said Lots, N. 67-20 E. 227.7 feet to an iron pin on the western side of Richbourg Road; thence with Richbourg Road, S. 25-05 E., 50.4 feet; thence continuing with said Road, S. 22-50 E. 64.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagor by deed of Kenneth W. Van Stone and Janene G. Van Stone of even date to be recorded herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP  
7.64

which has the address of 718 Richbourg Road Greenville S.C. 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 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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