

SEP 4 11 51 AM '74

DOHNIE S. TANKERSLEY
R.M.C.

BOOK 1321 PAGE 587

MORTGAGE

THIS MORTGAGE is made this 3rd day of September, 1974,
between the Mortgagor, Albert J. Mueller and Alice V. Mueller

(herein "Borrower"),
and the Mortgagee, Security Federal Savings and Loan Association, a corporation
organized and existing under the laws of the United States, whose address
is 195 E. Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand
and No/100 (\$30,000.00)-Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (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 10,
2004;

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 with all improvements
thereon, or hereafter constructed thereon, situate, lying and being
in the State of South Carolina, County of Greenville, being shown and
designated as Lot 137 on a plat of Holly Springs Subdivision, Section
I, prepared by Piedmont Engineers and Architects, dated February 23,
1971, and recorded in the R.M.C. Office for Greenville County in Plat
Book 4N at page 5 and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at a point on the Northerly side of Brook Bend Road at the
joint front corner of Lots Nos. 137 and 115 and running thence along
the Northerly side of said road, N. 66-53 W. 30.0 feet to a point;
thence continuing along the side of said road, N. 60-03 W. 49.8 feet
to a point; thence still continuing along the side of said road, N.
54-24 W. 75.0 feet to a point at the intersection of Brook Bend Road
and East Butler Road; thence with the corner of said intersection N.
4-52 W. 32.3 feet to a point on the Easterly side of East Butler Road;
thence along the Easterly side of East Butler Road, N. 44-41 E. 50.0
feet to a point; thence leaving East Butler Road and running thence
S. 45-15 E. 175.0 feet to a point in the line of Lot 115; thence with
the line of Lot 115, S. 44-15 W. 75.4 feet to a point on the Northerly
side of Brook Bend Road, the point of beginning.

ALSO All that piece, parcel or lot of land lying in the State of South
Carolina, County of Greenville, Town of Mauldin, on the Southeastern
side of East Butler Avenue and being the Southwestern portion of Lot
134 of Holly Springs Subdivision, Section No. 2, which Subdivision Plat
is on file in the R.M.C. Office for Greenville County in Plat Book 4-R,
Page 54. The portion of Lot 134 herein conveyed is designated as
(Cont'd. on Page 4)

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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.

0587

4328 RV-2