

FILED
GREENVILLE CO. S. C.

APR 30 1976
LEWIS TENNESLEY
REC'D

MORTGAGE

THIS MORTGAGE is made this 30 day of April, 1976, between the Mortgagor, Robert F. Rosenthal and Lucille F. Rosenthal (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2001.

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: being shown and designated as Lot Number 25 on plat of Millcreek Estates recorded in Plat Book 4-X at Pages 87 & 88 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mill Creek Road at the joint front corner of Lots 25 and 26 and running thence with said Road, N 64-06 E 100.0 feet to a point, and continuing along said Road, N 56-56 E 93.0 feet to an iron pin at the joint front corner of Lots 25 and 24; thence, with the common line of said lots, S 36-48 E 361.5 feet to an iron pin at the joint rear corner of said lots; thence turning and running, S 75-23 W 283.33 feet to an iron pin at the joint rear corner of Lots 25 and 26; thence, with the common line of said lots, N 22-20 E 283.4 feet to the point of beginning.



which has the address of Mill Creek Road, Greenville, South Carolina,
[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.

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