

MORTGAGE

MAY 26 2 02 PM '76

WITNESSETH THAT THIS MORTGAGE is made this 26 day of May 19 76, between the Mortgagor, James V. Lehnese and Alice E. Lehnese, (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY-NINE THOUSAND SIX HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 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 May 1, 2006

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 lot of land in Greenville County, South Carolina, on the northern side of Tillman Court, and being shown as Lot No. 11 of Tillman Court on plat thereof and being recorded in the RMC Office for Greenville County in Plat Book RR at Page 155, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the north side of Tillman Court at the joint front corner of Lots Nos. 10 and 11 and runs thence along the line of Lot No. 10 N. 27-25 E. 306.2 feet to an iron pin; thence N. 76-30 W. 226 feet to an iron pin; thence along the line of Lot No. 12 S. 27-25 W. 251.3 feet to an iron pin on the North side of Tillman Court; thence along the north side of Tillman Court S. 62-35 E. 220 feet the point of beginning, and containing 1.40 acres, more or less.



which has the address of 11 Tillman Court Mauldin S. C. 29662 (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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