

GREENVILLE CO. S. C.

BOOK 1373 PAGE 617

JUL 26 12 19 PM '76

DONNIE S. TANKERSLEY  
R.H.C.

Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

# MORTGAGE

THIS MORTGAGE is made this 23rd day of July 1976, between the Mortgagor David M. & Glenda B. Kriegel (herein "Borrower"), and the Mortgagee Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one thousands two hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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 First, October, 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 certain piece, parcel or lot of land with all improvements thereon lying, being and situate in Austin Township, County of Greenville, State of South Carolina, containing 10.96 acres, including roadways as set forth on plat and being more fully described in accordance with plat made for Thomas J. Brown dated February, 1971, by C. O. Riddle, R.L.S., to-wit:

BEGINNING at an iron pin in the center of Scuffletown Road at the intersection of a County Road and running thence along the center of said County Road, S. 85-0 W. 393.7 feet to a point in center of said road; thence with the center of said road, S. 88-09 W. 460.8 feet to an iron pin at the joint corner of property now or formerly of Catherine D. Carroll, Trustee; thence N. 10-38 W. 160 feet to an iron pin; thence N. 51-26 W. 81.6 feet to an iron pin; thence, N. 89-35 W. 140 feet to an iron pin; thence N. 29-12 E. 711.2 feet to a point in Gilder Creek; thence with Gilder Creek as the line, (the traverse line being S. 36-42 E. 100.5 feet; S. 48-08 E. 100.5 feet; S. 2-37 E. 39.1 feet; thence S. 42-25 E. 285 feet and N. 84-38 E. 248.1 feet to an iron pin near a bridge on Scuffletown Road); thence along said road, S. 21 -51 E. 437.9 feet to the point of beginning.

DERIVATION: See Deed from Jerry C. Tetreau and Beulah B. Tetreau to the Mortgagors herein recorded in Deed Book          at Page          on the          day of July, 1976, in the R.M.C. Office for Greenville County, South Carolina.



which has the address of Scuffletown Road Greenville  
(Street) (City)  
S. C.  
(State and Zip Code) (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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