

FILED
GREENVILLE, CO. S. C.

AUG 13 4 49 PM '76

MORTGAGE

BOOK 1375 PAGE 399

CONNIE S. TANKERSLEY

THIS MORTGAGE is made this 13 day of August 1976, between the Mortgagor, ^{R.M.C.} PAUL E. RUNDBERG and SANDRA L. RUNDBERG (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. BOX 10148, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand & no/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 97 on plat of Heritage Hills, prepared by Piedmont Engineers & Architects, dated May 26, 1964, recorded in the R. M. C. Office for Greenville County in Plat Book YY at Page 187 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 96 and 97, said pin situated on the northwestern side of Mimosa Street and running thence N. 17-41 W. 154 feet to an iron pin at the joint rear corner of Lots 96 and 97; thence S. 78-27 W. 105 feet to an iron pin at the joint rear corner of Lots 97, 98 and 83; thence along the line of Lot 98, S. 17-39 E. 157.8 feet to an iron pin on Mimosa Street; thence along Mimosa Street N. 72-39 E. 52.3 feet to an iron pin; thence N. 80-11 E. 52.8 feet to an iron pin, the point of beginning.

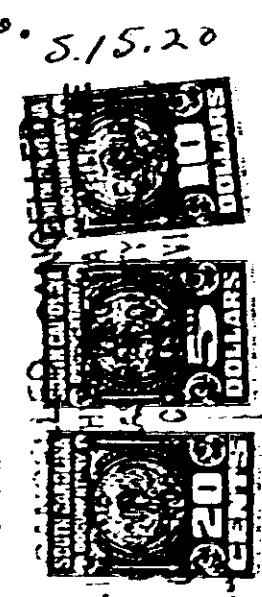
This being the same property conveyed to the mortgagors herein by Richard C. Vaughan and Kay C. Vaughan on August , 1976, and recorded in the R. M. C. Office in Deed Book 1041 at Page 216.

which has the address of 315 Mimosa Drive 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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