

GREENVILLE CO. S.C.
212 9 55 PM

MORTGAGE

RECORDED
11-1-78

THIS MORTGAGE is made this 11th day of September, 1978, between the Mortgagor, Joseph and Jolanda Szenes, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$22,000.00 (Twenty-Two Thousand and No/100) Dollars, which indebtedness is evidenced by Borrower's note dated September 11, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 09/11/78, 1, ... 2008....;

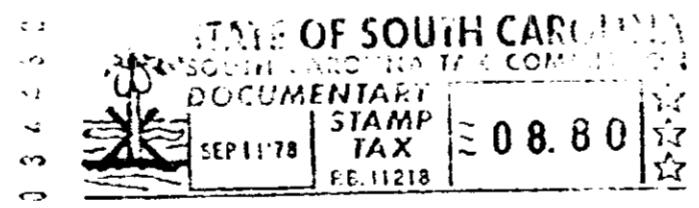
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 23, Ashley Oaks, as shown on plat of Brentwood Subdivision, Section 2, which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ashley Oaks Drive, joint front corner of Lots 24 and 23; running thence down joint line of said lots N. 54 E. 153 feet to an iron pin; running thence N. 36 W. 105 feet to an iron pin at the joint rear corner of Lots 22 and 23; running thence up joint line of said lots S. 54 W. 153 feet to an iron pin on the eastern side of Ashley Oaks Drive; thence down the eastern side of Ashley Oaks Drive S. 36 E. 105 feet to point of beginning.

This being the same property conveyed to American Mortgage Insurance Company of Greenville, S. C., by First Federal Savings and Loan Association, by deed recorded in the RMC Office for Greenville County on April 4, 1978, in Deed Vol. 1076, Page 515.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements as may appear of record on the recorded plat (s) or on the premises.



which has the address of 105 Ashley Oaks, Lot 23 Brentwood Simpsonville, South Carolina 29681 (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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