

FILED
GREENVILLE CO. S. C.

JAN 25 4 20 PM '79

MORTGAGE

BONNIE S. TANKERSLEY
F.M.C.

THIS MORTGAGE is made this 24th day of January, 1979, between the Mortgagor, Dr. Robert E. Strum and Ruth A. Strum (herein "Borrower"), and the Mortgagee, NCNB Mortgage South, Inc., a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 34069, Charlotte, North Carolina 28234 (herein "Lender").

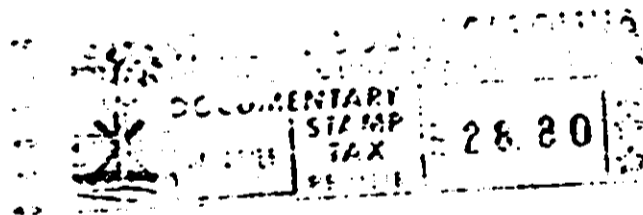
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 24, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009.

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 County of Greenville, State of South Carolina, on the northern side of Fair View Road and being known and designated as Lot No. 2 of Montverde Development as shown on plat prepared by C. O. Riddle, Surveyor, dated July, 1956, recorded in the RMC Office for Greenville County in Plat Book KK at Page 102 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Anna K. Schafer recorded in the RMC Office for Greenville County on January 25, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 34069, Charlotte, North Carolina 28234.



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which has the address of Route 5, Fair View Drive, Greenville (Street) (City) South Carolina (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". The carpet located in the above described property is hereby made a part of the mortgaged premises.

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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