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MORTGAGE

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THIS MORTGAGE is made this 22nd day of August, 1979, between the Mortgagor, David A. and Sarah H. Krieger, (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 FiftyFour Thousand (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 September, 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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Traxler Park as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book F at Pages 114 and 115 and having, according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on the northwestern side of Woodvale Avenue, joint front corner of Lots 222 and 223 and running thence along the joint line of said lots, N. 25-23 W. 220 feet to an iron pin at the joint rear corner of Lots 223 and 224; thence along the joint line of said lots S. 25-23 E. 220 feet to an iron pin on the northwestern side of Woodvale Avenue; thence along the northwestern side of Woodvale Avenue, N. 64-37 E. 70 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by deed from R. Grier Robinson, Jr. of even date to be recorded herewith in the RMC Office for Greenville County.

RECORDED
INDEXED
AUG 22 1979
GREENVILLE

which has the address of 17 Woodvale Avenue, 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."

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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