

FILED  
GR  
SEP 10 9 49 AM '79  
DONN E. TANKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 10th day of SEPTEMBER, 1979, between the Mortgagor, MARVIN J. RIITERS AND GERALDINE R. RIITERS, (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").

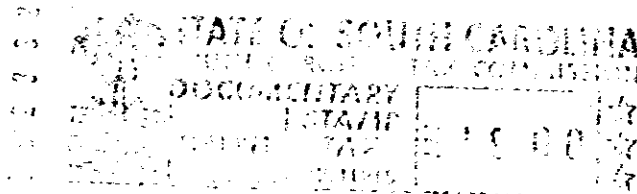
WHEREAS Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 10, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on OCTOBER 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 certain piece, parcel or lot of land and the improvements thereon situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina and being known and designated as Lot No. 139 on a Plat of Montclaire, Section Five, recorded in Plat Book 6H at Page 26, R.M.C. Office, Greenville County, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north eastern side of Montclaire Road at the joint front corner of Lot Nos. 139 and 140 and running thence with said line N. 48-35 W. 159.9 feet to an iron pin; thence running N. 41-24 E. 90 feet to an iron pin; thence running S. 48-35 E. 159.8 feet to an iron pin; thence running with said Montclaire Road S. 41-23 W. 90 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1111, Page 26 - Southern Holding Company of Greenville, Inc. 9/10/79



GCTO  
-----  
3 SEP 10 79  
1200

which has the address of 131 Montclaire Road, Montclaire Subdivision, Mauldin, S. C. 29662 (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.

4328 RV-2