

FILED
GREENVILLE CO. S. C.
SEP 28 11 40 AM '79
DONNIE W. TANKERSLEY
R.M.C.

BOOK 1482 PAGE 50

MORTGAGE

THIS MORTGAGE is made this 25th day of September, 1979, between the Mortgagor, ERIC R. M. VERHOEVEN and GONDA VERHOEVEN, (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").

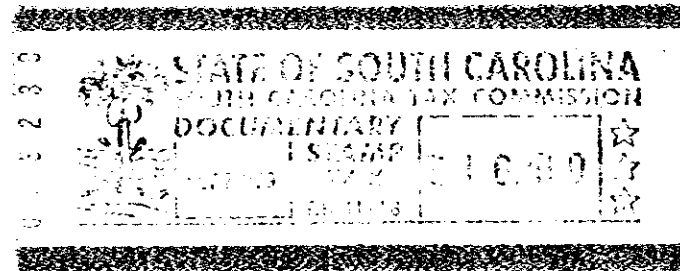
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 25, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northeastern side of Shetland Way in Greenville County, South Carolina being known and designated as Lot No. 36 on a plat of River Downs made by Piedmont Engineers, Architects and Planners, dated June 17, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R at page 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Shetland Way at the joint front corner of Lots Nos. 36 and 37, and running thence along the common line of said lots, N.40-00 E., 255.01 feet to an iron pin; thence S. 48-07 E., 120.00 feet to an iron pin at the joint rear corner of Lots Nos. 35 and 36; thence along the common line of said lots, S. 39-58 W., 250.06 feet to an iron pin on the northeastern side of Shetland Way; thence with the northeastern side of Shetland Way, N. 50-30 W., 120.00 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Mortgagors by deed of United Builders, Inc. recorded February 20, 1979 in Deed Book 1097, at page 172.



which has the address of Shetland Way Greer,
(Street) (City)
South Carolina 29651 (herein "Property Address");
(State and Zip Code)

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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