

FILED  
GREENVILLE CO. S. C.

OCT 31 10 17 AM '79

DOHNIE S. TANKERSLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 30th day of October,  
1979, between the Mortgagor, Johan Van Der Horst and Irma Van Der Horst,  
(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 Fifty-Six Thousand  
and No/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated October 30, 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 November  
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 situate, lying and being in the County  
of Greenville, State of South Carolina, on the southwestern side of Crafton Street  
and being known and designated as Lot No. 34 on plat of Section No. 1, AVONDALE  
FOREST Subdivision, recorded in the RMC Office for Greenville County in Plat Book  
RR at Page 187, and having, according to said plat, the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the southwestern side of Crafton Street, joint front  
corner of Lots Nos. 33 and 34 and running thence S.48-44 W. 150 feet to an iron pin;  
running thence N.41-16 W. 100 feet to an iron pin; running thence N.48-44 E. 150  
feet to an iron pin on the southwestern side of Crafton Street; running thence with  
the southwestern side of Crafton Street, S.41-16 E. 100 feet to the point of  
beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from  
James H. Gunn and Janet K. Gunn recorded in the RMC Office for Greenville County  
on October 31, 1979.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville,  
South Carolina 29602.

which has the address of 8 Crafton Street, Taylors  
South Carolina 29687 (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.

SOUTH CAROLINA — 1 to 4 Family, 6 to ENMA/FILMC UNIFORM INSTRUMENT with amendments adding Page 14

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