

NOV 15 10 57 AM '79

MORTGAGE

DONN PARKERSLEY
F.M.C.

THIS MORTGAGE is made this 15th day of November, 1979, between the Mortgagor, KLAUS D. SCHOENING and VIRGINIA CAROL SCHOENING

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-four Thousand Eight Hundred and No/100 (\$64,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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 December 1, 2004.

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 State of South Carolina, County of Greenville, being shown and designated as Lot No. 107 on Plat of Section 7, Forrester Woods prepared by R. B. Bruce, Surveyor, dated February 12, 1975, recorded in Plat Book 5P, pages 21 and 22 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Piney Grove Road, joint front corner of Lots 101 and 107, thence turning with the northerly side of Piney Grove Road N 49-0 W 165 feet to an iron pin at the intersection of Piney Grove Road and Stoney Creek Drive; thence running with the curve of the intersection, the chord of which is N 4-0 W 35.4 feet to an iron pin on the easterly side of Stoney Creek Drive; thence running with the right of way of Stoney Creek Drive N 41-9 E 90 feet to an iron pin, joint front corner of Lots 107 and 108; thence turning and running with the common line S 61-23 E 180.9 feet to an iron pin; thence running along the common line of Lots 107, 100 and 101 S 36-04 W 152.5 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Gail C. Parker to be recorded herewith.



which has the address of 429 Piney Grove Road, Greenville, S. C. 29607

(Street) (City)
..... (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 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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