

GREENVILLE CO. S. C.
JAN 3 2 05 PM '80
DOCKING

MORTGAGE

THIS MORTGAGE is made this 2nd day of January 19. 80., between the Mortgagor, PAUL E. BACHTEL AND MARSHA F. BACHTEL (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644. (herein "Lender").

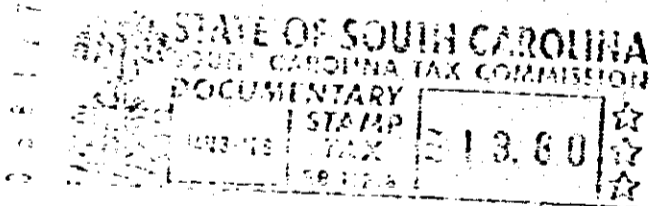
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND FIVE HUNDRED AND .00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010;

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 Greenville County, South Carolina, near the City of Simpsonville and being shown and designated as Lot 92 running on Wemberly Drive, plat of Wemberly Way by Campbell & Clark Surveyors, Inc. for Tri-Co. Investments, Inc. dated June 17, 1974, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northern edge of Wemberly Drive, joint front corner with Lot 91 and running thence N. 12-27 E. 150 feet to an iron pin; thence turning and running along joint line with Lot 86, S. 77-33 E. 100 feet to an iron pin; thence turning and running along joint line with Lot 93, S. 12-27 W. 150 feet to an iron pin, joint front corner with Lot 93; thence along Wemberly Drive N. 77-33 W. 100 feet to an iron pin the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of Alfred L. Vaughn to be recorded of even date herewith.



Lot 92, Wemberly Drive, Simpsonville, S.C.
which has the address of _____
29681 _____
_____ (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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