

FILED
GREENVILLE CO. S. C.
MAY 1 2 57 PM '80
BONNIE TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of May, 1980, between the Mortgagor, HENRY G. KLUIZENAAR and DOROTHY A. KLUIZENAAR (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 Thirty-one Thousand Six Hundred Thirty-five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May, 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 May 1, 2005....;

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, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 92, Winding Way, Peppertree Subdivision, Section No. 3, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book 4-X, at Page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the southern side of the right of way of Winding Way at the joint corner of Lots Nos. 91 and 92 and running thence along said right of way S 88-24 W 80.0 feet to a point; thence S 01-41 E 150.0 feet to a point; thence N 88-16 E 84.0 feet to a point; thence N 03-16 W 150.0 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of William R. Bonnavie to be recorded herewith.

which has the address of Lot No. 92 Winding Way, Peppertree Subdivision,
(Street) (City)
Greenville County, S. C. (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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