

P. O. Box 10121, Greenville  
South Carolina 29603

**MORTGAGE**

BOOK 1504 PAGE 234

THIS MORTGAGE is made this 30th day of May, 1980 between the Mortgagor, Joseph G. Kaenzig, Jr. (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 10121, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 June 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 \_\_\_\_\_ State of South Carolina:

All that certain piece, parcel or unit, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Unit No. 213 of Ingleside Horizontal Property Regime as is more fully described in Master Deed dated February 28, 1980, recorded in Deed Book 1121, at page 267 and survey and plot plan recorded in Plat Book 7-0, at page 88.

This is the same property conveyed unto the Mortgagor herein by deed of Ingleside, Inc., to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF COMMON PLEAS  
IN THE COUNTY OF GREENVILLE, SOUTH CAROLINA  
ON MAY 30 1980  
BY \_\_\_\_\_

which has the address of Unit 213, Ingleside Condominiums, Pelham Road,  
Greenville, 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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