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BOOK 1510 PAGE 749

# MORTGAGE

THIS MORTGAGE is made this 11 day of August, 1980, between the Mortgagor, Weldon J. Mikulik and Kay M. Mikulik, (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 Thousand and 00/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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 \_\_\_\_\_;

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 in the County of Greenville, State of South Carolina, situate on the south side of Huntley Castle Court being shown and designated as Lot No. 137 on a plat of Gray Fox Run, Section 2, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at page 58 and having the following metes and bounds as shown thereon, to-wit:

BEGINNING at a point on the southerly side of Huntley Castle Court, the joint front corner of Lots 136 and 137 and running thence with the common line of said lots, S. 30-37 E. 177.45 feet to the joint rear corner of said lots; thence turning and running S. 86-24 W. 212.42 feet to a point, the joint rear corner of Lots 137 and 138; thence turning and running with the common line of said lots, N. 36-09 E. 217.59 feet to a point along the cul-de-sac of Huntley Castle Court; thence with the curvature of the cul-de-sac of Huntley Castle Court, the chord of which is N. 78-28 E. 73.95 feet to the point of beginning.

The above-described property is the same acquired by the mortgagors by deed from Balentine Brothers Builders, Inc. dated August 11, 1980, said deed to be recorded herewith.

which has the address of 11 Huntley Castle Court; Taylors, South Carolina 29687,  
(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 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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