

FILED
GREENVILLE CO. S. C.
AUG 15 9 51 AM '80
DONNIE S. TANKERSLEY
R.M.C.

300-1511 PAGE 189

MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1980, between the Mortgagor, Paul A. Richter and Brenda B. Richter, (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 Five Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 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 September 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, near Simpsonville, S.C., shown as Lot No. 38, Section II, on plat of Bellingham, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 79 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Brookmere Road at the corner of Lot No. 37 and running thence N. 86-38 W., 150.4 feet to an iron pin; thence N. 7-12 E., 90 feet to an iron pin; thence S. 82-48 E., 150 feet to an iron pin on the western side of said Road; thence with said Road, S. 7-12 W., 80 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Roy A. Lainson and Sherrie L. Lainson recorded in the R.M.C. Office for Greenville County on August 14th, 1980, in Deed Book 1131, Page 233.

which has the address of 303 Brookmere Drive Simpsonville,
(Street) (City)
South Carolina (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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