

FILED  
CO. S. C.  
SEP 25 2 05 PM '80  
DONNAE BANKERSLEY  
R.M.C.

LAW OFFICES OF THOMAS C. BRISSEY, P.A.  
110 WINDING STREET  
GREENVILLE, SOUTH CAROLINA 29601  
BOOK 1518 PAGE 58

## MORTGAGE

THIS MORTGAGE is made this 26th day of September, 1980, between the Mortgagor, Samark Mukherjee and Shikha B. Mukherjee, (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 Forty Five Thousand Five Thousand and No/100 (\$45,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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 October 1, 2010.....;

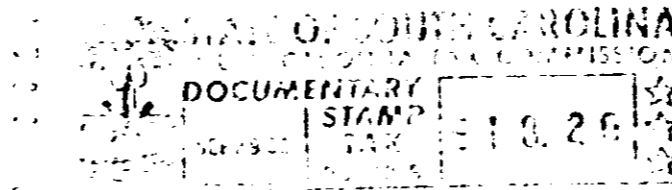
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the County of Greenville, State of South Carolina, and being known and designated as Lot No. 51, Terrace Gardens Subdivision, according to a plat prepared of said Subdivision dated August 26, 1959, and which said plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ. at Page 85, and to which said plat reference is made for a more complete description.

This being the same property conveyed to Mortgagor by deed from Robert L. Brown and W. Edward Burgess dated September 26, 1980, to be recorded herewith.

This property contains the following metes and bounds: Beginning at an iron pin on the Southern side of Rockcrest Drive joint corner of Lots 51 and 52 and running thence S. 26-45 E. 211.8 feet to an iron pin; thence S. 43-10 W. 106 feet to an iron pin; thence N. 26-45 W. 236.8 feet to an iron pin; thence N. 63-15 E. 100 feet to an iron pin, the point of beginning.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this instrument.



which has the address of 51 Rockcrest Drive Greer,  
(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.