

Post Office Box 969  
Greer, S.C. 29651

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S.C.  
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# MORTGAGE

BOOK 1529 PAGE 700

THIS MORTGAGE is made this 9th day of January, 1981, between the Mortgagor, CHARLES J. KREIDLER AND PERRIN COXE KREIDLER (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 197 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Three Hundred and No/100 (\$42,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2011.

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 City of Greenville, County of Greenville, State of South Carolina, on the Southern side of East Earle Street, and being known and designated as Lot No. 13, Section G, on a plat of Stone Land Company prepared by J.E. Sirrine Company, recorded in the R.M.C. Office for Greenville County in Plat Book A at Pages 337 through 342, said lot having such metes and bounds as shown on said plat. This property fronts on East Earle Street 60 feet and goes back in parallel lines 206.5 feet and 60 feet across the rear.

This is the identical property conveyed to the Mortgagors herein by Earl M. Anderson and Merrily J. Anderson by Deed recorded simultaneously herewith.

RECORDED  
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JAN 10 1981

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which has the address of 212 East Earle Street, Greenville, (Street) (City) South Carolina 29609 (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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