

FEB 2 8 42 AM '81 MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 2nd day of February, 19 81, between the Mortgagor, Marion G. Rentz and Faye A. Rentz (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 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100-----Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 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 February 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 with all buildings and improvements thereon, situate, lying and being on the southwestern side of Merrifield Drive in Greenville County, South Carolina being shown and designated as Lot No. 21 on a plat entitled MERRIFIELD PARK made by C. O. Riddle, dated October, 1967 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 000 at Page 177 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Merrifield Drive at the joint front corner of lots nos. 21 and 22 and running thence along the southwestern side of Merrifield Drive, S. 58-52 E. 76.9 feet to an iron pin; thence continuing along the southwestern side of Merrifield Drive, S. 34-38 E. 77 feet to an iron pin; thence continuing along the southwestern side of Merrifield Drive, S. 22-30 E. 157.9 feet to an iron pin at the joint corner of lots nos. 21 and 51; thence N. 71-00 W. 241.8 feet to an iron pin at the joint rear corner of lots nos. 21 and 22; thence along the common line of said lots, N. 19-00 E. 180 feet to an iron pin on the southwestern side of Merrifield Drive, the point of beginning.

The above property is the same property conveyed to Marion G. Rentz and Faye A. Rentz by deed of Harold L. Simpson of even date to be recorded herewith.

which has the address of 230 Merrifield Drive, Greenville
(Street) (City)
S. C. 29615 (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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