

FILED
GRAND JURY S. C.
FEB 27 4 50 PM '81
DONALD W. ANBERSLEY
R.M.C.

MORTGAGE

BOOK 1533 PAGE 794

THIS MORTGAGE is made this 27th day of February,
1981, between the Mortgagor, MAYNARD J. KRULL and BETTY A. KRULL
(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-four Thousand
Six Hundred and no/100ths --- Dollars, which indebtedness is evidenced by Borrower's
note dated February 27, 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
March 1, 2008

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,
situate, lying and being on the southern side of Richfield Terrace, in
Greenville County, South Carolina, being shown and designated as Lot
No. 16 on a plat of DEVENGER PLACE, SECTION VII, made by Dalton &
Neves Company, Engineers, dated September, 1975, recorded in the RMC
Office for Greenville County, S. C., in Plat Book 5-P, page 3, and
having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Richfield Terrace at
the joint front corners of Lots Nos. 15 and 16, Section VII, and
running thence with the common line of said lots, S. 3-49 E., 150 feet
to an iron pin; thence N. 86-11 E., 90 feet to an iron pin; thence
along the line of Lot 17, N. 3-49 W., 150 feet to an iron pin on
Richfield Terrace; thence along the southern side of Richfield Terrace,
S. 86-11 W., 90 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of
Ronald Massey and Sheila M. Massey of even date to be recorded
simultaneously herewith.

which has the address of Route 4, 105 Richfield Terrace, Greer
(Street) (City)
South Carolina 29651 (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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