

GREENVILLE S.C.

MAR 6 3 14 PM '81

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DONNIE S. STANKERSLEY  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 6 day of March,  
1981, between the Mortgagor, Donald Joe Schmauch, Jr.

\_\_\_\_\_, (herein "Borrower"), and the Mortgagee,  
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-three thousand and  
no/100 (\$53,000.00) -----dollars, which indebtedness is evidenced by Borrower's  
note dated March 6, 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 April 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 repay-  
ment 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 being known and  
designated as Lot 8 of Block E on a Plat of Brookforest Subdivision  
dated August 1950 and recorded in the R.M.C. Office for Greenville  
County in Plat Book BB at Page 41 and having according to said Plat, the  
following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Fairmont Avenue  
at the joint front corner of Lots 8, and 9 and running thence with the  
common line of said lots N60-49W 196.6 ft. to a point at the joint rear  
corner of Lots 8 and 9, said points being in the center of a creek; thence  
turning and running with the center line of said creek, the chord of said  
creek being N34-19E 65.5 ft. to the joint rear corner of Lots 8, and 7;  
thence turning and running with the common line of Lots 8 and 7 S62-24E  
190.9 ft. to a point at the joint front corner of Lots 8 and 7 on the  
Northwestern side of Fairmont Avenue; thence turning and running with  
the Northwestern side of Fairmont Avenue S29-11E 70 ft. to the point of  
beginning.

THE Above described property is the same acquired by the mortgagor  
by deed from Hathaway Company, Inc. dated March 6, 1981 to be recorded  
herewith.

RECORDED  
MAR 21 2011

which has the address of Lot 8; Augusta Woods of Brookforest Subdivision;  
Greenville, 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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