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MORTGAGE

THIS MORTGAGE is made this 16th day of March, 1981, between the Mortgagor, Robert E. Warren and Elissa G. Warren, (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 Four Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 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, 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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Brentwood Way in the Town of Simpsonville, Greenville County, South Carolina being known and designated as Lot No. 167 on a plat entitled BRENTWOOD SECTION IV, made by Piedmont Engineers and Architects dated March 12, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5D at Page 43 and having according to a more recent survey entitled PROPERTY OF LARRY R. KUYKENDALL AND SUSAN C. KUYKENDALL made by Freeland & Associates dated November 13, 1979 recorded in Plat Book 7S at Page 14 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brentwood Way at the joint front corner of lots nos. 166 and 167 and running thence along the common line of said lots, N. 18-58 W. 150.06 feet to an iron pin; thence N. 70-58 E. 105 feet to an iron pin at the joint rear corner of lots Nos. 167 and 168; thence along the common line of said lots, S. 18-59 E. 150.14 feet to an iron pin on the northern side of Brentwood Way; thence along the northern side of Brentwood Way, S. 71-00 W. 105.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Robert H. Warren and Elissa G. Warren by deed of Larry R. Kuykendall and Susan C. Kuykendall of even date to be recorded herewith.

which has the address of 702 Brentwood Way Simpsonville,
(Street) (City)
S. C. 29681 (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 seized 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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