

REC'D  
S. C.  
MAY 11 3 57 PM '81  
DUNKERSLEY  
S. C.

# MORTGAGE

THIS MORTGAGE is made this 11th day of May, 1981, between the Mortgagor, DUANE DUREN and ANNIE M. DUREN, (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 Nineteen Thousand Eight Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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 June 1, 2006;

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 western side of Sherondale Lane, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 131 on a plat of SECTION II, SHEET NO. I, OF WESTWOOD SUBDIVISION, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F, page 44, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Sherondale Lane at the joint corner of Lots 130 and 131 and running thence along the line of Lot No. 130, N. 82-42 W., 150 feet to an iron pin; thence S. 7-18 W., 80 feet to an iron pin; thence along the line of Lot No. 132, S. 82-42 E., 150 feet to an iron pin on the west side of Sherondale Lane; thence along Sherondale Lane, N. 7-18 E., 80 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Richard Karl Englert and Betty R. Englert of even date, to be recorded simultaneously herewith.

OFFICE OF THE CLERK OF THE SUPERIOR COURT  
GREENVILLE COUNTY, SOUTH CAROLINA  
RECORDS & DEEDS DIVISION  
STAMP  
MAY 11 1981

which has the address of 206 Sherondale Lane, Simpsonville, (City)  
S. C. 29681 (State and Zip Code) (herein "Property Address");

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.

SCTO --- 1 MW1181 155 4.00CT

9  
2  
0

4328 RV-2