

S. C.

1981

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MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1981, between the Mortgagor, KONRAD A. MUELLER and RUTH H. MUELLER (herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF SOUTH CAROLINA, a corporation organized and existing under the laws of The State of South Carolina, whose address is Post Office Box 225, Columbia, South Carolina, 29202 (herein "Lender").

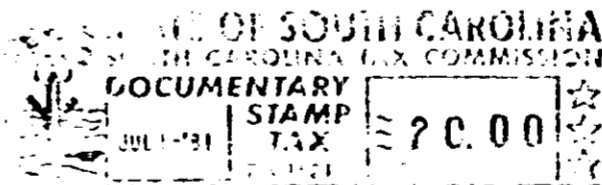
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near and east of the City of Greenville, and being known and designated as Lot No. 4 of a subdivision known as TERRA PINES ESTATES, Section 4, plat of which is of record in the RMC Office for Greenville County in Plat Book 000 at Page 85, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Compton Drive at the joint front corner of Lots 3 and 4 and running thence with the Southeastern side of Compton Drive, N. 41-09 E. 51.9 feet to a point; thence continuing with the Southeastern side of Compton Drive, N. 44-15 E. 185.9 feet to a point at the joint corner of Lots 4 and 5; thence S. 19-30 W. 180.1 feet to a point; thence N. 82-46 W. 80 feet to a point at the rear corner of Lot 4; thence N. 51-05 W. 276.9 feet to a point on the southeastern side of Compton Drive, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Ruenell Strange, dated June 30, 1981, and recorded simultaneously herewith.



which has the address of 108 Compton Drive, Taylors, S. C., 29687 (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.

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