

FILED
GREENVILLE CO. S. C.

JUL 29 10 38 AM '81

MORTGAGE

BOOK 1548 PAGE 112

THIS MORTGAGE is made this 28 day of JULY 1981, between the Mortgagor, KLAUS A. POHL and URSULA C. POHL (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

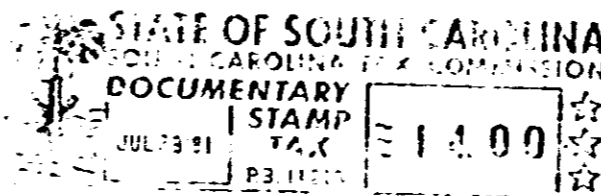
WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY FIVE THOUSAND (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July, 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 lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 60 on plat of STRATTON PLACE SUBDIVISION prepared by Piedmont Engineers & Architects recorded in plat book 4 R page 37 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the west side of the cul de sac of Bridgeton Court, the joint front corner of Lots 59 & 60, and running thence with the joint line of said lots N. 65-00 W. 100 feet to an iron pin joint rear corner of Lots 59 & 60, 51 & 50; thence with joint line of Lots 60 & 50, N. 20-07 E. 197.8 feet to an iron pin corner of Lot 62; thence with joint line of lots 60 & 62, S. 64-05 E. 95 feet to an iron pin corner of Lots 60 & 61; thence with the joint line of said lots S. 2-05 W. 162.3 feet to an iron pin on the north side of the cul de sac of Bridgeton Court; thence with said cul de sac S. 86-22 W. 30 feet; thence S. 50-17 W. 35 feet to the point of beginning.

This is one of the lots conveyed to mortgagors by Blanche Eugenia Hudson by deed dated Feb. 28, 1978 recorded March 7, 1978 in deed vol. 1074 page 912 of the RMC Office for Greenville County, S. C.



which has the address of Bridgeton Court Greenville, S. C. 29615 (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 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.

RECORDED
JUL 29 1981

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