

GREENVILLE S.C.
SEP 4 4 37 PM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

800-1552 PAGE 01

THIS MORTGAGE is made this 4 day of September 1981, between the Mortgagor, Randel S. Abrams and Martha B. Abrams (herein "Borrower"), and the Mortgagee, Newberry Federal Savings and Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1330 College Street, Newberry, South Carolina (herein "Lender").

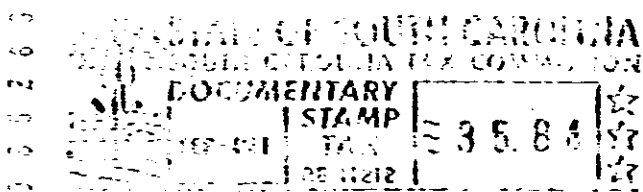
WHEREAS, Borrower is indebted to lender in the principal sum of Eighty Nine Thousand Six Hundred & 00/100 (\$89,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 4, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2001

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, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 29 on Plat of Dove Tree Subdivision, prepared by Piedmont Engineers and Architects, dated September 18, 1972 and revised March 29, 1973, recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Pages 21-23, being described according to said plat and a more recent plat for Williams Street Development Corporation by Carolina Surveyors, dated May 12, 1980, more particularly, to-wit:

BEGINNING at an iron pin on the cul-de-sac of Rosebay Drive at the joint front corner of Lots 28 and 29 and running thence S. 71-09 E. 109.2 feet to an iron pin; thence with the joint line of Lot No. 26 and 29 N. 31-04 E. 179.2 feet to an iron pin; thence N. 52-07 W. 55.0 feet to an iron pin; thence with the common line of Lot 29 and Lot 30 S. 60-55 W. 187.5 feet to an iron pin on Rosebay Drive; thence with the curve of said Drive, the following courses and distances: S. 31-20 E. 30.0 feet; thence S. 6-11 W. 35.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by Deed of Williams Street Development Corporation dated September 4, 1981 and recorded in the R.M.C. Office for Greenville County in Deed Book 1154 at Page 694.



which has the address of 302 Rosebay Greenville
[Street] [City]
S. C. 29607 (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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