

MORTGAGE

BOOK 1552 PAGE 208

GREENVILLE CO. S. C.
FILED
SEP 9 1 56 PM '81
DONNIE S. LANKER
R.M.C.

THIS MORTGAGE is made this 3 day of September between the Mortgagor, Robert M. Jochimsen and Rose M. Jochimsen (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148 Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9/3/81 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1996

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 situate, lying and being on the Southern side of Tigerville Road in Bates Township, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 10 as shown on a plat entitled "Plat of Estate of James G. Morgan" dated August 1, 1964, prepared by Terry T. Dill and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB, at Page 5 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Tigerville Road at the joint front corner of Lots Nos. 9 and 10 and running thence with the line of Lot No. 9, S. 1- 30 E. 300 feet to an iron pin on the Northern side of Woodvale Avenue; thence with the Northern side of Woodvale Avenue, N. 89-45 W. 120.4 feet to an iron pin on the Eastern side of Bluebird Street; thence with the Eastern side of Bluebird Street, N. 0-15 E. 300 feet to an iron pin on the Southern side of Tigerville Road; thence with the Southern side of Tigerville Road, S. 89-45 E. 110 feet to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way of record affecting the above described property.

This is the identical property conveyed to the mortgagors herein by deed of Ruth M. Coleman, et al, dated August 20, 1964, and recorded in the R.M.C. Office for Greenville County in Deed Book 756 at Page 53.

THE MORTGAGOR'S ADDRESS IS BOX 96, TRAVELERS REST, SC. 29640

which has the address of Lot 10, Tigerville Road, Travelers Rest S.C. 29690 (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.

DOCUMENTARY TAX
STAMP
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4.00CI

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