

FILED
GREENVILLE CO. S. C.
AUG 31 10 14 AM '81

UNRECORDED
MORTGAGES CO.
DONNIE S. TANKERSLEY
R.M.C.

LAW OFFICES OF
DONALD L. VAN RIPER
SUITE 200 WILLIAMS AT NORTH BUILDING
700 EAST NORTH STREET
GREENVILLE, SOUTH CAROLINA 29601
(803) 242-9968

BOOK 1551 PAGE 333

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 28th day of August 1981, between the Mortgagor, Richard A. Rude and Patricia M. Rude (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Assn., a corporation organized and existing under the laws of South Carolina, whose address is Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Five Hundred Seventeen and 65/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 28, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2008 A.D.

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 situate, lying and being in Chick Springs Township, Greenville County, South Carolina, and being known and designated as Lot #10 on the northern side of Cahu Drive, as shown on a plat of "PROPERTY OF HUGHES AND CALE", dated April, 1955, prepared by Piedmont Engineering Service and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE at Page 128, and having such metes and bounds as shown thereon;

This is the same property conveyed to the mortgagor by William L. Leslie in Deed Book 1154 at Page 327 in the R.M.C. Office for Greenville County, South Carolina, and which deed is dated August 28, 1981, and recorded August 31, 1981.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
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which has the address of 5 Cahu Street, Taylors, S. C. 29687 (Street) (City)
(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 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.

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