

GREENVILLE, S. C.  
SEP 21 4 26 PM '81  
DONN

**MORTGAGE**

BOOK 1553 PAGE 316

THIS MORTGAGE was made this 16th day of September 1988, between the Mortgagors, 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 U.S. \$ 8,000.00 which indebtedness is evidenced by Borrower's note dated and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on September 1, 1988;

TO SECURE to Lender 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, 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 and 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 February 28, 1978 recorded March 7, 1978 in deed vol. 1074 page 912 of the RMC Office for Greenville, County, S. C.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
SEP 21 81  
TAX  
P.B. 11215  
03.20

GCTO  
-----3 SEP 21 81 1006  
4.00CT

which has the address of 49 Bridgeton Court Greenville South Carolina 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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

0316

4328 RV-2