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WERSLEY  
R.M.C.

LONG, BLACK & GASTON

BOOK 1550 PAGE 981

# MORTGAGE

THIS MORTGAGE is made this 31st day of December, 1981, between the Mortgagor, SAM P. VAUSE

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND FOUR HUNDRED DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 31, 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 January 1, 1997.....;

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 those certain pieces, parcels, or lots of land, situate, lying and being in the City and County of Greenville, South Carolina, being shown and designated as Lots 15 and 16, and the Northern one-half of Lot 14, Block A, plat of Stone Estates Subdivision prepared by C. M. Furman, Jr., C.E., dated December 1931, recorded in the R.M.C. Office for Greenville County in Plat Book G, at Page 292 and a more recent survey by Freeland and Associates, dated December 29, 1981, entitled "Property of Sam Vause", having the following metes and bounds:

BEGINNING at an iron pin on the western side of Druid Street, 334.2 feet more or less, south of the intersection of Druid Street and Rutherford Road, at the joint front corner of Lots 16 and 17, and running thence with the western side of Druid Street S. 11-22 W. 62.58 feet to an iron pin; thence running N. 78-56 W. 124.71 feet to an iron pin; thence running N. 11-10 E. 62.56 feet to an iron pin at the joint rear corner of lots 16 and 17; thence running S. 78-57 E. 124.92 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed by deed of Gary G. Williams and Brenda Wood Williams dated December 31, 1981, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY STAMP  
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which has the address of 16 Druid Street, Greenville,  
(Street) (City)  
South Carolina 29609 (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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