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FILED S.C. MORTGAGE

MAY 21 12 03 PM '82

THIS MORTGAGE is made this 19th day of May, 1982, between the Mortgagor, Gus N. Guggenheim and Elouise H. Guggenheim (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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, 2002.

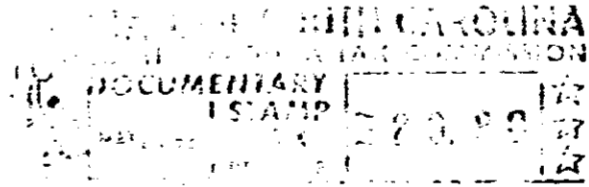
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Dumbarton Avenue in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 181 on plat of Poinsettia, Section 4, prepared by Piedmont Engineers and Architects dated June 18, 1971, recorded in the RMC Office for Greenville County in Plat Book 4N at Page 24 and being described according to said plat more particularly to-wit:

BEGINNING at an iron pin on the southern side of Dumbarton Avenue at the joint front corner of Lots 181 and 182 and running thence with the common line of said lots S., 45-55 E., 167.56 feet to an iron pin at the joint rear corner of said lots; thence along the common line of Lots 181 and 197 S., 38-55 W., 120 feet; to an iron pin at the joint rear corner of Lots 180 and 181; thence along the common line of said lots N. 45-56 W., 168.2 feet to an iron pin at the joint front corner of said lots on the southern side of Dumbarton Avenue; thence along said Avenue N., 38-53 E., 120 feet to an iron pin, THE POINT OF BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Merrill Lynch Relocation Management, Inc., dated February 4, 1982, and recorded in the Greenville County RMC Office in Deed Book 1167, Page 325, on May 24, 1982.

This conveyance is made subject to any restrictions, zoning ordinances, easements that may appear of record on the recorded plat or on the premises.



which has the address of 115 Dumbarton Avenue Simpsonville, S.C. 29681 (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 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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