

**MORTGAGE**

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THIS MORTGAGE is made this 10 day of August  
19 82, between the Mortgagor, Deborah C. Borgschulte

..... (herein "Borrower"), and the Mortgagee,  
Security Federal Savings and Loan Association of Columbia, Columbia, S. C., a corporation organized and existing under the  
laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand and  
no/100ths (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated August 10, 1982 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2012.....

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 tract of land, situate, lying and  
being in the State of South Carolina, County of Greenville, being  
known and designated as containing 2.0 acres, as shown on a plat  
prepared by Carolina Surveying Company, entitled "Property of  
Deborah C. Borgschulte", dated July 22, 1982 and recorded in the  
RMC Office for Greenville County in Plat Book 9-E, at page 46,  
and having, according to said plat, the following metes and bounds,  
to-wit:

BEGINNING at an old iron pin, joint corner with a dirt street and  
Old Hundred Road, and running thence along Old Hundred Road, N. 59-  
26 E., 100 feet to an old iron pin; thence N. 55-54 E., 100 feet  
to an old iron pin; thence N. 51-45 E., 100 feet to an old iron pin;  
thence turning and running with the common line of property now or  
formerly of J.B. King, S. 25-22 E., 322.4 feet to an old iron pin;  
thence turning and running with the common line of property now or  
formerly of J.B. King, S. 64-38 E., 295.9 feet to an old iron pin;  
thence turning and running with the common line of said dirt street,  
N. 25-22 W., 276 feet to an old iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed  
of Key Products and Services, Inc., as recorded in the RMC Office for  
Greenville County in Deed Book 1151, at page 141, recorded July 2, 1981.

which has the address of Route 3, Box 328-B, Pelzer, SC 29699  
.....  
..... (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 improve-  
ments 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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