

# Security Federal

## MORTGAGE

BOOK 1595 PAGE 725

FEB 25 10 39 AM '83

DONNIE S. TANNEBERRY

R.M.C.

25th

February

THIS MORTGAGE is made this 25th day of February 1983, between the Mortgagor, Rolf and Heidi Mueller (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

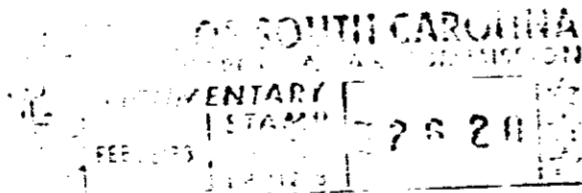
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Five Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1998;

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 lot of land situate on the western side of Camelot Drive, in the County of Greenville, State of South Carolina, being shown as lot no. 7 on a plat entitled, "Revision of Lots 7 & 8, Woodall", dated April 1, 1977, prepared by C. O. Riddle, recorded in Plat Book 6-G, at Page 5, in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Camelot Drive at the joint front corner of lot 7 & lot 8 and running thence with lot 8 south 63-57 W. 157.8 feet to an iron pin at the joint rear corner of lot 7 & lot 8, thence N 37-26 W. 76.7 feet to an iron pin, thence N. 24-49 W. 30.1 feet to an iron pin at the joint rear corner of lot 6 and lot 7, thence with lot 6 N. 67-41 E. 172.8 feet to an iron pin on the western side of Camelot Drive, thence with said drive S. 25-37 E. 85.8 feet to an iron pin, thence still with said drive S. 29-31 E. 8.2 feet to the point of beginning. 125-542.6-1-40.

DERIVATION: This is the same property conveyed to the mortgagor simultaneously with this conveyance by deed from Frank and Jeannie Fulford, recorded in Deed Book 1183, Page 188.



which has the address of 414 Camelot Drive, Simpsonville, S. C. (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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