

Security Federal

FILED
GREENVILLE, S.C.
JUL 25 12 10 PM '83
DONNIE S. TAYLOR
MORTGAGE

1517 527

THIS MORTGAGE is made this 22nd day of July 1983, between the Mortgagor, ROBERT W. HAUBENREICH AND ANITA J. HAUBENREICH, (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 Forty-two Thousand Seven Hundred and no/100's Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 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 August 1, 2013;

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 lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, near to and on the northeast side of Augusta Road, and on the southeast side of Augusta Place Street, known as Lot #5 and part of Lots #1 and #4 on Plat of property of D.W. Cochrane, said Plat being recorded in the RMC Office for Greenville County, in Plat Book F at Page 262 and a more recent Plat of Robert W. Haubenreich and Anita J. Haubenreich, to be recorded herewith, and more particularly described as follows, to-wit:

BEGINNING at a point on east Augusta Place, at the joint front corner of Lot #5 and #6 and running thence S. 31-30 E., 246.8 feet to an old iron pin; thence S. 58-45 W., 65 feet to an old iron pin at the joint rear corner of Lots #1 and #5; thence running along the common line of Lots #1, #4, and #5 N. 31-30 W., 246.6 feet to a point on east Augusta Place; thence running along east Augusta Place N. 58-30 E., 65 feet to a point, the point of beginning.

This being the same property conveyed to the Mortgagors by Deed of Betty S. Raisner, et al, of even date and to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA DEED RECORDATION
DOCUMENTARY
JUL 25 1983
STAMP TAX \$17.08

which has the address of 16 E. Augusta Place, Greenville, S.C. 29605 (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.