

First Federal of South Carolina  
P. O. Box 408  
Greenville, SC 29602

# MORTGAGE

01-326664-1

THIS MORTGAGE is made this  
19 84

26th day of  
March

Paul J. and Doris M. Rau

(herein "Borrower"), and the Mortgagee, First Federal Savings  
and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of  
America, whose address is P. O. Box 408, 301 College St., Greenville, South Carolina 29602 (herein "Lender").

WHEREAS Borrower has entered into a Note/Agreement (herein "Note") with Lender dated March 26, 1984  
under which the Lender agrees to lend to the Borrower up to a total amount outstanding at any point in time of Ten thousand  
and no/100 - - - - - (\$ 10,000.00 ) Dollars which indebtedness is payable in monthly install-  
ments of principal and interest as provided in the Note.

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 in the County of Greenville, State of  
South Carolina, of the intersection of Great Glen Road and Sutherland Hill Drive,  
being shown and designated as Lot No. 136, on plat of Del Norte Estates, recorded  
in the RMC Office for Greenville County, S. C., in Plat Book "WWW", at Pages 32  
and 33, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the southerly side of sutherland Hill Drive, at the joint  
front corner of Lots Nos. 136 and 137, and running thence with the joint lines of  
said lots, S. 31-36 W. 147.08 feet to a point in line of Lot No. 135; thence with  
line of Lot No. 135, N. 35-12 W. 110 feet to a point on the easterly side of  
Great Glen Road; thence with the easterly side of Great Glen Road, N. 16-35 E. 50  
feet to a point; thence continuing with the easterly side of said Road, N. 18-16 E. 28.8  
feet to a point; thence with the intersection of Great Glen Road and Sutherland Hill  
Drive, N. 63-36 E. 35-15 feet to a point on the southerly side of Sutherland Hill  
Drive; thence with the southerly side of said Drive the following courses and  
distances: S. 71-04 E. 29.6 feet; S. 60-02 E. 35.5 feet; and S. 44-14 E. 39.9  
feet to the point of BEGINNING.

which has the address of 204 Great Glen Road, Greenville  
[Street]  
South Carolina 29615 (herein "Property Address");  
[Zip Code]

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 04.00

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-  
ments and/or fixtures now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of  
which 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 hereinafter 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, and that the Property is unencumbered, except for such encumbrances, declarations, easements or  
restrictions of record identified herein or otherwise expressly acknowledged by Lender. Borrower covenants that Borrower  
warrants and will defend generally the title to the Property against all claims and demands, subject to the aforesaid  
encumbrances of record.

Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and other charges as provided in the Note and this Mortgage.
- 2. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender shall be applied by Lender first to late charges due, then to interest payable on the Note, and then to the principal of the Note.
- 3. Prior Mortgages; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any Mortgage or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.
- 4. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards including within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

0438

4328-1V-2