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# MORTGAGE

THIS MORTGAGE is made this 8th day of July, 1980, between the Mortgagor, S. Alan A. Socha and Nancy Socha, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Fifty-Five Thousand and No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 1980, (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, 2010.....;

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 the State of South Carolina, County of Greenville, located on the southern side of Brockman Drive, and being known and designated as Lot 67 on a Plat of Section Five (5), Knollwood Heights, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at pages 91 and 92, and according to revised plat prepared by Freeland & Associates, Engineers-Land Surveyors, dated June 26, 1980, having the following courses and distances, to-wit:

BEGINNING at a point on the southern edge of Brockman Drive, joint front corner of Lots 67 and 68 and running thence along a line of Lot 68, South 2010-28 East 160.0 feet to an iron pin (old); thence South 87-49-32 West 132.84 feet to an iron pin (old); thence along common line of Lot 66 and 67 North 1-39-31 East 163.13 feet to iron pin (old); thence along Brockman Drive North 89-44-31 East 82.6 feet to an iron pin (old); thence North 87-49-32 East 39.38 feet to the BEGINNING corner which point is 776 feet, more or less, West of Locke Drive; and being the identical property conveyed to Alan A. Socha and Nancy Socha by George O'Shields Builders, Inc. by deed July 8, 1980, and to be recorded simultaneously herewith in the R.M.C. Office for Greenville County."



which has the address of Brockman Drive Mauldin, South Carolina 29662 (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 seized 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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