

GREER, S.C.
10 07 AM '81
SONNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1981, between the Mortgagor, Donald L. Longenecker and Laura J. Longenecker (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011.

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, together with improvements thereon situate, lying and being on the western side of Loraine Drive in Greenville County, South Carolina, being shown and designated as Lot 5 and a part of Lot 6 on plat of Meadowbrook Farms recorded in the RMC Office of Greenville County in Plat Book VV, on page 51, and having according to said plat and a more recent plat entitled "Property of Glenn G. Trexler and Dorothy L. Trexler" by Freeland & Associates dated August 7, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Loraine Drive at the joint front corner of Lots 4 and 5, which pin is located 434.2 feet from the intersection of Loraine Drive and Toler Road, and running thence with the joint line of Lots 4 and 5, N. 65-15 W. 175 feet to an iron pin; thence N. 24-45 E. 95 feet to an iron pin; thence continuing in the same direction 19.3 feet to an iron pin; thence S. 65-15 E. 175 feet to an iron pin on the western side of Loraine Drive; thence with the western side of Loraine Drive, S. 24-45 W. 114.3 feet to the Point of Beginning.

This is that property conveyed to Mortgagor by deed of Glenn G. Trexler and Dorothy L. Trexler dated and filed concurrently herewith.

which has the address of 5 Lorraine Drive Travelers Rest
(Street) (City)
South Carolina 29690 (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 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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