

First Federal Savings & Loan Assn.
of Spartanburg

MORTGAGE

VOL 1350 PAGE 868

380 E. Main St. Spartanburg, S.C. 29304

MAR 6 10 53 AM '84

THIS MORTGAGE is made this 5th day of March 19.84... between ~~Donnie S. Tankersley~~ Joseph R. Rempe and Constance J. Rempe (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

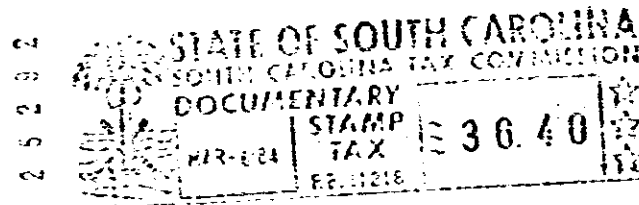
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety One Thousand and No/100... (\$91,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2004

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 further 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 County of Greenville, State of South Carolina, and being known and designated as Lot No. 42, Terra Pines Estates Subdivision, according to a plat prepared by Piedmont Engineering Service, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book PPP, at Pages 18 and 19, and according to a more recent survey prepared of said Lot by Freeland & Associates, March 1, 1984, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-I, at Page 29, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Montero Lane, joint front corner with Lot 41 and running thence with the edge of Montero Lane, N. 61-34 W. 74.95 feet to an old iron pin on the edge of Montero Lane; thence continuing with the edge of said Lane, N. 68-53 W. 100.19 feet to an iron pin on the edge of said Lane; thence running with the curve of said Lane at its intersection with Terramont Circle, the chord being N. 18-45 W. 27.9 feet to an iron pin on the edge of Terramont Circle; thence running with the edge of said Road, N. 39-13 E. 75 feet to an iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 48-10 E. 90 feet to an iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 54-15 E. 115.25 feet to an old iron pin on the edge of said Road; thence continuing with the edge of said Road, N. 46-43 E. 55.05 feet to an old iron pin; thence, S. 36-35 E. 72 feet to an iron pin; thence, S. 30-25 E. 99.89 feet to an old iron pin, joint rear corner with Lot 41; thence running with the common line with said Lot, S. 44-18 W. 247.99 feet to an old iron pin on the edge of Montero Lane, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Jon Ray Wilken and Barbara Ann Wilken of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.



which has the address of 112 Montero Lane Greenville, South Carolina 29615 (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.