FILED
GREENVILLE CO. S. C.
MAY 1 45 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Loan # 9932

VOL 1489 PAGE 230

MORTGAGE

THIS MORTGAGE is made this .....24th.....day of .....May..... 19. 79., between the Mortgagor...Robert .H.. Schwarze .and .Annette. B...Schwarze..... .....(herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of..Twenty-Two .Thousand. Five.. Hundred .and .no/100. ($22,500.00)--Dollars, which indebtedness is evidenced by Borrower's note dated....May .24,. 1979 .....(herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on.....May. 1,. 1994..... .....;

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 piece, parcel or lot of land lying, being and situate in Chick Springs Township, on the North side of Drayton Drive, in County and State aforesaid, and being known as Lot No. Fifteen (15) on plat of property entitled "Fleming Heights" made by Robert Jordan, Surveyor, dated Sept. 27, 1957, and recorded in the R. M. C. Office for said County in Plat Book KK, page 113, and having the following metes and bounds, to-wit: Beginning at an iron pin on the north side of Drayton Drive at the joint front corner of lots nos. 14 and 15 and running thence N.0-35 E.175 feet as the joint line of lots nos. 14 and 15 to an iron pin; thence S.89-25 E.87.3 feet to an iron pin at the rear corner of lot no. 16; thence S.0-35 W.175 feet along the line of lot no. 16 to an iron pin on the North side of Drayton Drive and the joint front corner of lots 15 and 16; thence N.89-25 W.87.3 feet along the North side of said Drayton Drive to the beginning corner. This being the same property which was conveyed to mortgagors herein by John D. McClimon by deed recorded in the said office on Jan. 15, 1965 in Deed Book 765, page 391.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
5-1-79 FB 11216 $ 00.00

which has the address of.....106. Drayton .Drive....., ...Taylors....., [Street] [City]
S. C. ...29687..... (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 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.

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