

FILED  
GREENVILLE CO. S. C.

Nov 1 12 11 PM '83

DONNIE J. ANDERSLEY  
R.M.C.

BOOK 1633 PAGE 561

# MORTGAGE

THIS MORTGAGE is made this 1st day of November, 1983, between the Mortgagor, RONALD PFENNIG and SHARON J. PFENNIG, (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 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013.....;

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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Southern side of Stone Creek Road, being known and designated as Lot No. 595 as shown on plat of Map One, Section Three, Sugar Creek, prepared by C. O. Riddle, Surveyor, dated January 5, 1983, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F, at Page 35, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Stone Creek Road, at the joint front corner of Lots Nos. 594 and 595, and running thence with the joint line of said lots, S. 32-15 E. 171.04 feet to an iron pin in the line of Lot No. 602; thence with the line of Lot No. 602, and continuing with the line of Lot No. 601, N. 59-35 E. 79.13 feet to an iron pin at the joint rear corner of Lots Nos. 595 and 596; thence with the joint line of said lots, N. 28-35 W. 172.48 feet to an iron pin on the Southern side of Stone Creek Road; thence with the Southern side of Stone Creek Road, the following courses and distances: S. 59-35 W. 45 feet to an iron pin; thence S. 57-45 W. 45.16 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated November 1, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1199, at Page 613, on November 1, 1983.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDS AND CLERK  
STAMP  
TAX \$ 24.00

which has the address of 107 Stone Creek Road Greer,  
(Street) (City)  
S. C. 29651 (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.

0561

4328 RV-2