

AUG 24 1979

1415-131

Post Office Drawer 408
Greenville, South Carolina 29602

MORTGAGE

THIS MORTGAGE is made this 23rd day of August, 1979, between the Mortgagor, Keith D. Schlotterback and Edra S. Schlotterback, (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 Sixty-One Thousand Six Hundred Fifty and No/100 (\$61,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 September 1, 2009 ^{KDS} _{ESS}

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 situate, lying and being in Greenville County, South Carolina, and known and designated as Lot No. 138 of a Sub-division known as Heritage Lakes, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 6H at Page 19, said lot having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Black Horse Run at the joint front corner of Lots No. 137 and 138 and running thence with the joint line of said Lots S. 24-50-12 W. 200 feet to an iron pin; running thence N. 51-16-14 W. 231.96 feet to an iron pin; running thence N. 57-15-47 E. 200.35 feet to an iron pin on the Southern side of Black Horse Run; running thence with the Southern side of said Street S. 53-16-55 E. 120.33 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Gatewood Builders, Inc. to be recorded simultaneously herewith.

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which has the address of Lot 138, Black Horse Run, Heritage Lakes, Simpsonville, South Carolina 29681 (herein "Property Address");
(Street) (City)
(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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