

FILED
S.C.
AUG 28 PM '79
SPERSLEY

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MORTGAGE

THIS MORTGAGE is made this ----24th---- day of AUGUST,
19 79, between the Mortgagor, TODD S. RAUBOLT AND MARIANNE RAUBOLT,
(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 FORTY THOUSAND FIVE
HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's
note dated AUGUST 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 SEPTEMBER 1,
.....2009.....;

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 situate in the State
and County aforesaid, being shown and designated as Lot no. 76 on plat
of Sugar Creek, Map 5, as recorded in the RMC Office for Greenville County
in Plat Book 6H at page 2 and a more recent plat of "Property of Todd S.
and Marianne Raubolt" dated August 22, 1979, prepared by Freeland &
Associates, recorded in Plat Book 2M at pge. 93, and having, according
to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Briar Creek Road, joint
front corner of lots 77 and 76 and running thence N. 46-35-04 W., 160.04
feet to an iron pin; thence turning and running with the rear line of lot no.
76, N. 39-29-41 E., 130.06 feet to an iron pin; thence turning and running
along the common line of lots 76 and 75, S. 45-00 E., 172.01 feet to an
iron pin on Briar Creek Road; thence with said Road, S. 45-00 W., 92.03 feet
to an iron pin; thence continuing with said Road, S. 44-12-28 W., 33.0 feet
to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Roger L.
Gill and Martha C. Gill, to be recorded of even date herewith.

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which has the address of 210 Briar Creek Road, Greer, South Carolina 29651,
(Street) (City)
(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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