

Nov 16 3 20 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

REC-1458 1132615

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steven L. Reuss, Sr., and Denise L. Reuss
of 510 Sellwood Circle, Simpsonville, S.C., 29681

of
hereinafter called the Mortgagor, send(s) greetings.

WHEREAS, the Mortgagor is well and truly indebted unto **First Federal Savings and Loan**

Association of Greenville, S.C., a corporation
organized and existing under the laws of **The United States**, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by
reference, in the principal sum of **Thirty-Six Thousand Five Hundred and No/100-----**
Dollars (\$ **36,500.00-----**).

with interest from date at the rate of **eight-----** per centum (**8.0 %**)
per annum until paid, said principal and interest being payable at the office of **First Federal Savings and**
Loan Association in **Greenville, S.C.**
or at such other place as the holder of the note may designate in writing, in monthly installments of **Two Hundred**
Sixty-Seven and 82/100----- Dollars (\$ **267.82-----**)
commencing on the first day of **January**, 1980 and on the first day of each month thereafter until the prin-
cipal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable
on the first day of **December, 2009**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof
to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3)** to the Mortgagor in hand well and truly paid by
the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,
the following-described real estate situated in the County of **Greenville**
State of South Carolina

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 249, on Plat of Section III of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, and recorded in Plat Book 4-N, at Page 30, in the RMC Office for Greenville County, to which plat reference is craved for a more particular description.

This is the same property conveyed to Steven L. Reuss, Sr., and Denise L. Reuss by deed dated November 16, 1979, of Larry H. Couch and Linda R. Couch, which deed is being recorded simultaneously herewith.

GCTO --- 1 NOV 16 79 1126

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
RECORDS AND DEEDS DIVISION
RECORDED

Together with all and singular the rights, members, appurtenances, and appertinances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be lawfully received, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and to ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, *provided however*, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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