

MORTGAGE

THIS MORTGAGE is made this 26th day of March, 1980, between the Mortgagor, Siegfried R. Peyer and Juayne B. Peyer, (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-Three Thousand Eight Hundred Thirty-Seven 36/100 dollars, which indebtedness is evidenced by Borrower's note dated March 26, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 of that certain piece, parcel or lot of land, with improvements thereon, lying, situate and being in the State and County aforesaid, being shown and designated as Lot No. 62 on a plat of Devenger Place, Section I, recorded in Plat Book 4X at page 79, R.M.C. Office for Greenville County, South Carolina, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Paddock Lane, at the joint front corner of Lots Nos. 61 and 62, and running thence with the joint line of said lots, N. 87 - 24 W. 150 feet to an iron pin; running thence N. 2 - 36 E. 85 feet to an iron pin; thence with the joint line of Lots Nos. 62 and 63, S. 87 - 24 E. 150 feet to an iron pin on the westerly side of Paddock Lane, thence with the westerly side of said Lane, S. 2 - 36 W. 85 feet to the point of beginning.

The is the same property conveyed to the Mortgagors herein by deed of Wayne A. Gravitte and Teresa B. Gravitte, of recent date, to be recorded herewith, reference to which deed and the aforesaid plat is hereby specifically made for a more detailed description of the property covered hereby.

which has the address of 123 Paddock Lane Greer,
(Street) (City)
South Carolina (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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