

GREENVILLE, S.C. **MORTGAGE**

THIS MORTGAGE is made this 15 day of APRIL, 1980, between the Mortgagor, DONALD E. BALTZ, (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 FOUR THOUSAND (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 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 May 1, 2010;

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 lot of land in the city of Mauldin, county of Greenville, state of South Carolina, being known and designated as Lot No. 91 as shown on plat of BROOKSIDE, Section Four, recorded in plat book 6-H page 78 of the RMC Office for Greenville County, SC and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Brooks Road, the joint front corner of Lots 90 & 91, and running thence with the joint line of said lots N. 35-36 W. 160 feet to an iron pin; thence turning N. 54-24 E. 100 feet to an iron pin joint rear corner of lots 91 & 92; thence with the joint line of said lots S. 35-36 E. 160 feet to an iron pin on the northwest side of Brooks Road; thence with the northwest side of said Road S. 54-24 W. 100 feet to the point of beginning.

For derivation of title see the following deeds: (1) Frank P. McGowan, Jr., Master in Equity for Greenville County dated and recorded June 1, 1978 in deed vol. 1080 page 283. (2) Calvin H. Griffin, Nettie Louise Griffin Thomas dated and recorded June 1, 1978 in deed vol. 1080 page 281. (3) Virginia G. Howard & Robert Leslie Howard by deed dated and recorded June 1, 1978 in deed vol. 1080 page 282. (4) Mary Baldwin Morris, formerly Mary Baldwin dated 6/20/78 recorded 6/21/79 in deed vol. 1081 page 650.

which has the address of Lot 91, Brooks Road MAULDIN,  
(Street) (City)  
S.C. 29662 (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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