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MORTGAGE

THIS MORTGAGE is made this 4th day of August, 1980, between the Mortgagor, RICHARD L. LECHTENBERGER and GAY LOU F. LECHTENBERGER, (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-Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 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 September 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 certain piece, parcel or tract of land, being known and designated as Lot 50, Edwards Forest Subdivision, Block C, together with improvements thereon, located on the southwesterly side of Edwards Road, County of Greenville, State of South Carolina, as more particularly appears on that certain plat prepared by John R. Long & Associates, Surveyors, dated July 25, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8A at Page 68, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 49 and 50 on the right-of-way for Edwards Road and running thence with the joint side line of Lots 49 and 50 S. 42° 17' 20" W., 213.39 feet to an iron pin at the joint rear corner of Lots 49 and 50; thence with the rear line of Lots 50, 60 and 61 N. 47° 21' W., 99.60 feet to an iron pin at the joint rear corner of Lots 50 and 53; thence with the joint side line of Lots 50, 51 and 53 N. 42° 44' 45" E., 258.70 feet to an iron pin at the joint front corner of Lots 50 and 51; thence with the right-of-way for Edwards Road S. 22° 29' 45" E., 107.81 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Benjamin A. and Cecile H. Firth dated August 4, 1980, recorded in Deed Book 1130 at Page 390.

which has the address of 109 Edwards Road Taylors,
(Street) (City)
South Carolina 29687 (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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