

AUG 28 12 13 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 28th day of August, 19 80 between the Mortgagor, ANNE E. GROSSJOHANN and DOROTHY M. ROBINS, (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").

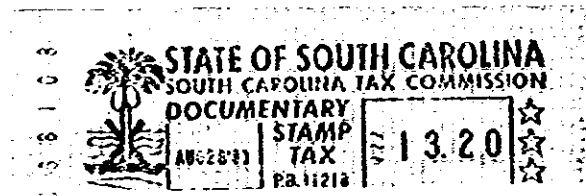
WHEREAS, Borrower is indebted to Lender in the principal sum of (\$33,000.00) THIRTY-THREE THOUSAND Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008

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, lying and being in Greenville County, South Carolina, being shown and designated as Lot 10 on a Plat of EASTGATE VILLAGE, recorded in the RMC Office for Greenville County in Plat Book 4-X, at Page 31, and having, according to a more recent survey by Freeland & Associates, dated August 18, 1980, the following metes and bounds:

BEGINNING at an iron pin on the western side of Gaithburg Square at the joint corner of Lots 9 and 10 and running thence with the common line of said Lots, S 60-03 W, 98.0 feet to an old iron pin; thence with the common line of Lots 10 and 11, N 31-07 W, 85.0 feet to an old iron pin on Chesapeake Court; thence with said Court, N 58-53 E, 85.0 feet to an old iron pin at the intersection of said Court and Gaithburg Square; thence with said intersection the chord being S 72-10 E, 32.9 feet to an old iron pin on the western side of Gaithburg Square; thence with said Square, S 23-12 E, 62.65 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Elkin A. Ortiz and Maria C. Ortiz, dated August 28, 1980, to be recorded simultaneously herewith.



which has the address of 1 Chesapeake Court, Greenville, S. C. 29615,  
(Street) (City)

(State and Zip Code) (herein "Property Address");

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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