

GRANDED
DEC 2 2 00 PM '80
R.M.C. GREENVILLE S.C.

MORTGAGE

BOOK 1526 PAGE 921

THIS MORTGAGE is made this 5th day of December, 1980, between the Mortgagor, Michael E. Munafo and Jan M. Munafo and F. Andrew Mitchell and Karen W. Mitchell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-eight thousand one hundred and fifty and 00/100 (\$48,150) Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 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 January 1, 2006.

MEM F.A.M. K.W.M. & M.M.

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 with the buildings and improvements thereon, situate at the southwest corner of the intersection of Townes Street and Finley Street (now known as West Hillcrest Drive), in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 1 and a portion of Lot 2, Block J, on plat of Highland Terrace, made by W. J. Riddle, Surveyor, October, 1936, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D, pages 238 and 239; also recorded in Plat Book K, pages 120, 121 and 122, and being more recently shown on plat of Property of F. Andrew Mitchell and Michael E. Munafo made by Carolina Surveying Co. on November 14, 1980, recorded in said RMC Office in Plat Book 8-J at page 31, reference being craved to the more recent plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagors by deed of Florence E. Motisher recorded in the RMC Office for Greenville County in Deed Book 1138 at page 592 on December 8, 1980.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
STAMP
31928

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which has the address of 213 Townes Street Extension, Greenville, South Carolina 29609
(Street) (City)
..... (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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