

## MORTGAGE

1528-163

S. C. S. C.

THIS MORTGAGE is made this 22 day of December, 1980, between the Mortgagor, **Melvin C. Raab, Jr., and Andrea C. Raab** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **FORTY-TWO THOUSAND SEVEN HUNDRED AND NO/100** Dollars, which indebtedness is evidenced by Borrower's note dated **December 22, 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 **December 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 lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the easterly side of Westview Avenue, being shown as Lot No. 16 and the southerly part of Lot No. 15, in Section A, on plat of Parkvale, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "K", Page 52, and being shown as Lot A, on recent survey and plat by J. Mac Richardson, dated February, 1948, and having according to said more recent survey and plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Westview Avenue, which pin is 220 feet in a northwesterly direction from the northwesterly intersection of Westview Avenue and Bennett Street, and running thence with the easterly side of Westview Avenue, N. 16-30 W. 100 feet to an iron pin, continuing with the easterly side of Westview Avenue, N. 4-00 E. 20 feet to an iron pin; thence through Lot No. 15, N. 80-53 E., 156.7 feet to an iron pin; thence S. 12-00 W., 28 feet to an iron pin; thence S. 40-00 W. 52 feet to an iron pin; thence S. 60-10 W. 55 feet to an iron pin; thence continuing along same course, S. 60-10 W. 50 feet to an iron pin on the easterly side of Westview Avenue, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of R. Rhett Sansbury, Jr., dated December 22, 1980 and recorded in the RMC Office for Greenville County in Deed Book \_\_\_\_\_ at page \_\_\_\_\_.

which has the address of **14 Westview Avenue** **Greenville**  
(Street) (City)  
**S.C. 29609** (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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