

GREENVILLE CO. S. O.  
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JAN 22 11 41 AM '81  
DONNIE S. TANKERSLEY  
R.M.C.

1530 11/22

MORTGAGE

THIS MORTGAGE is made this 22nd day of January 1981, between the Mortgagor, NORMAN C. MUELLER AND PHYLLIS H. MUELLER (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-one Thousand Two Hundred and No/100 (\$61,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 22, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011

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 piece, parcel or lot of land situate, lying and being on the Northwestern side of Rollinggreen Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 235 as shown on a plat of Sector V, Botany Woods, dated May, 1961, prepared by Piedmont Engineering Service, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at pages 6 and 7, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Rollingree Road at the joint front corner of Lots Nos. 234 and 235, and running thence with the line of Lot No. 234 N. 37-48 W. 175 feet to an iron pin; thence N. 52-12 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 235 and 236; thence with the line of Lot No. 236 S. 37-48 E. 175 feet to an iron pin on the Northwestern side of Rollinggreen Road; thence with the Northwestern side of Rollinggreen Road S. 52-12 W. 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of A. Jerry Howell and Margaret H. Howell, dated January 22, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1141 at page 328, on January 22, 1981.

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DOCUMENTARY  
STAMP  
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which has the address of 17 Rollinggreen Road, Greenville South Carolina (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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