

FILED
GREENVILLE CO. S. C.

MORTGAGE

LONG, BLACK & GASTON

BOOK 1536 PAGE 378

MAR 27 4 00 PM '81

THIS MORTGAGE is made this 27th day of March 1981 between the Mortgagor, CHARLES E. FEUSS AND LINDA U. FEUSS (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSN., a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

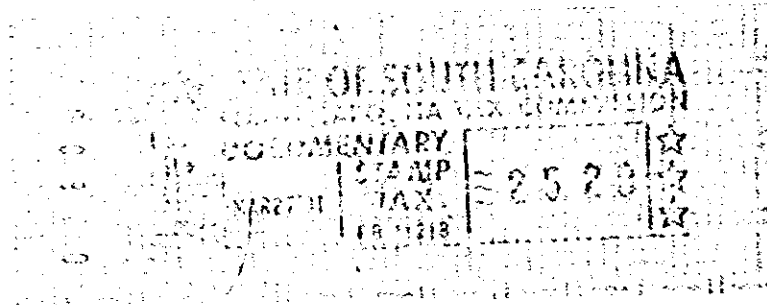
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THREE THOUSAND DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 and lot of land with all buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and being known as Lot 404 of Gower Estates, Section D, according to a plat thereof recorded in the Greenville County R.M.C. Office in Plat Book RR, at Pages 192 and 193 and having the following description according to said plat:

BEGINNING at an iron pin on the Southerly side of Pimlico Road joint front corner of Lots 403 and 404 and running thence S. 24-29 E. 167.6 feet to an iron pin; thence S. 55-24 W. 90 feet to an iron pin; thence N. 34-36 W. 174.65 feet to an iron pin on Pimlico Road; thence with Pimlico Road N. 55-11 E. 42.05 feet and N. 62-33 E. 78 feet to the point of beginning.

THIS is the same property conveyed to the mortgagor's herein by deed of George Petusky, Jr., dated May 24, 1971, and recorded May 28, 1971, in the R.M.C. Office for Greenville County in Deed Book 916 at page 426.



368 Pimlico Road Greenville
which has the address of (Street) (City)
South Carolina 29607 (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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