

FILED  
GREENVILLE, S.C.

MAY 27 3 36 PM '81

# MORTGAGE

BOOK 1542 PAGE 264

JOHN B. BENDERSLEY  
R.M.C.

THIS MORTGAGE is made this 27th day of May 1981, between the Mortgagor, CHARLES T. SPETH, II AND SIGNE C. SPETH (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").

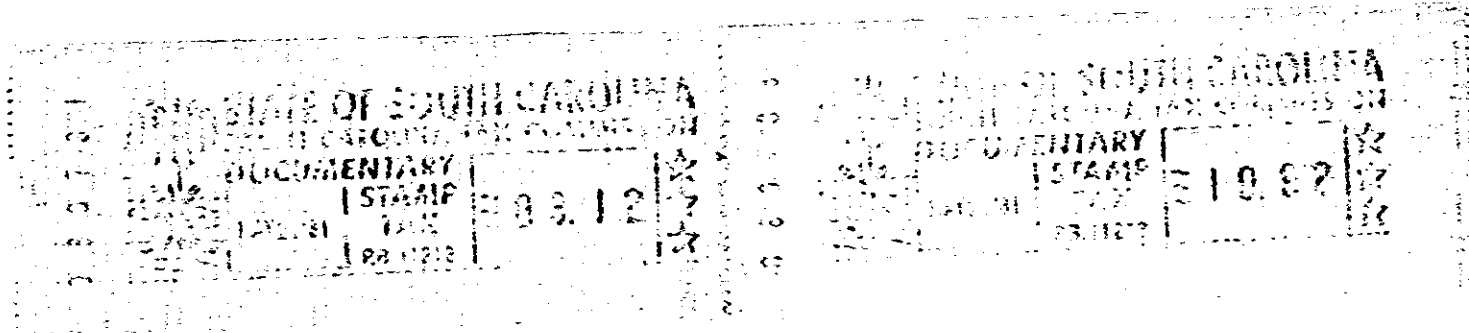
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-SEVEN THOUSAND SIX HUNDRED AND NO/100 (\$57,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 1, Block I of Northgate Subdivision as shown on Plat of C. M. Furman, Jr., C. E., made June, 1926, said plat being recorded in the RMC Office for Greenville County in Plat Book G, pages 135-136, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the point of intersection of Morningdale Drive with Avondale Drive and running along the easterly side of the right of way of Avondale Drive N. 67-03 E., 126.1 feet to a point; thence along Avondale Drive N. 59-38 E., 100 feet to an iron pin at the joint rear corner of Lots Nos. 1 & 7 as shown on said plat; thence along the joint line of Lots 1 & 7 S. 39 E., 91.5 feet to an iron pin at the joint rear corner of Lots Nos. 1, 2, 6, & 7; thence along the common line of Lots 1 & 2 S. 58-33 W., 191.8 feet to an iron pin on the northerly side of Morningdale Drive; thence along Morningdale Drive N. 49-59 W., 133.8 feet to the beginning point.

This is the same property conveyed to the above named mortgagors by deed of T. H. Cromer, recorded in the RMC Office for Greenville County in Deed Book 1129, at page 455 on July 18, 1980.



which has the address of 1 Morningdale Drive, Greenville, South Carolina 29609 (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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