

S. C.  
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SLEY

BOOK 1544 PAGE 770

# MORTGAGE

THIS MORTGAGE is made this 19th day of June, 1981 between the Mortgagor, Gerald T. Freireich and Linda M. Freireich, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 19, 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 July 1, 2005...

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, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 29 on plat made by Freeland & Associates, Surveyors, dated June 9, 1981, entitled "Property of Gerald T. Freireich and Linda M. Freireich" as recorded in Plat Book 8-R at Page 58, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ryan Street, said pin being approximately 125 feet from the intersection of Ryan Street and Tanner Rd., running thence S. 54-20 W. 112.7 feet to an iron pin; thence S. 58-14 W. 80.0 feet to an iron pin; thence N. 20-48-27 W. 107.3 feet to an iron pin; thence N. 59-00 E. 168.4 feet to an iron pin; thence S. 33-43-10 E. 87.11 feet to an iron pin; thence S. 36-20 E. 8.4 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Harold E. Hite, Jr. and Cynthia M. Hite as recorded in Deed Book 1150 at Page 342, in the RMC Office for Greenville County, S.C., on June 22, 1981.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
TAX COMMISSION  
TAX STAMP  
15.08

which has the address of 3 Ryan Street Taylors, S.C. 29687 (herein "Property Address");  
(Street) (City) (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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