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# ADJUSTABLE MORTGAGE

THIS MORTGAGE is made this 28th day of October, 1981, between the Mortgagor, Michael B. Bach and Dettie H. Bach (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

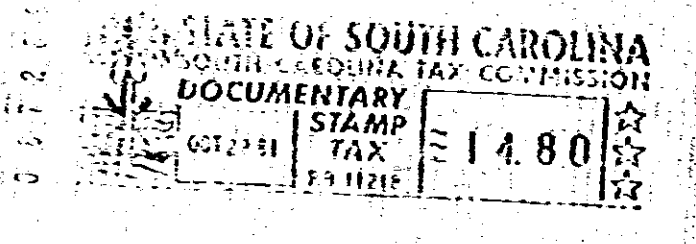
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand and no/100 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 together with all buildings and improvements thereon, situate, lying and being on the southern side of Maywood Drive in Greenville County, South Carolina known as Lot No. 22 as shown on plat entitled "Homestead Acres, Section II", as revised, prepared by Piedmont Surveyors, dated April 14, 1978 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6H, at page 77 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Maywood Drive at the joint front corner of Lots 22 and 23 and running thence with the common line of said Lots, S. 6-39 E. 217.28 feet to an iron pin; thence S. 87-50 W., 92 feet to an iron pin at the joint rear corner of Lots 22 and 21; thence with the common line of said Lots, N. 8-45 W. 196.6 feet to an iron pin on the southern side of Maywood Drive; thence with the southern side of Maywood Drive, N. 75-23 E. 99.9 feet to an iron pin, the point of beginning.

The above-described property is the same property conveyed to the mortgagors herein by deed of Jimmie W. Bentley and Carol S. Bentley dated October 28, 1981, to be recorded herewith.



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which has the address of 101 Maywood Drive Taylors, S. C. 29687 (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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