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GREENVILLE, S.C.

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MORTGAGE

BOOK 1558 PAGE 620

BOOK BANKERSLEY

THIS MORTGAGE is made this 24th day of November 1981, between the Mortgagor, Robert M. Leineweber and Sarah P. Leineweber (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, SC (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 24, 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 December 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 southern side of Woodvale Avenue in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 252 and part of Lot No. 253 as shown on plat of Traxler Park, prepared by R. E. Dalton, Engineers, dated March, 1923, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F at Pages 114 and 115 and having, according to said plat and a more recent plat prepared by J. C. Hill, R.L.S., dated June 17, 1953, of property of Elizabeth McAvery Leineweber and William F. Leineweber, Jr., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodvale Avenue at the joint front corner of Lots Nos. 251 and 252 and running thence with the line of said Lots S. 25-23 E. 185.7 feet to an iron pin; thence N. 56-00 E. 90.8 feet to an iron pin in the rear line of Lot No. 253; thence with a line through Lot No. 253 N. 28-40 W. 195.2 feet to an iron pin on the southern side of Woodvale Avenue; thence with the southern side of Woodvale Avenue S. 40-07 W. 10 feet to an iron pin at the joint front corner of Lots Nos. 252 and 253; thence continuing with the southern side of Woodvale Avenue S. 49-57 W. 72.4 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Elizabeth McAvery Leineweber and William F. Leineweber, Jr. dated February 25, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1015 at Page 111.

which has the address of 62 Woodvale Avenue Greenville, SC 29605 (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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