

DEPT. OF REVENUE, P.A.

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S.C.

DEC 11 2 06 PM '81

DEPT. OF REVENUE  
GREENVILLE, S.C.

# MORTGAGE

THIS MORTGAGE is made this 11th day of December, 1981, between the Mortgagor, Robert N. Schuster and Martha Moore, (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 Forty Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 11, 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 January 1, 2008.....;

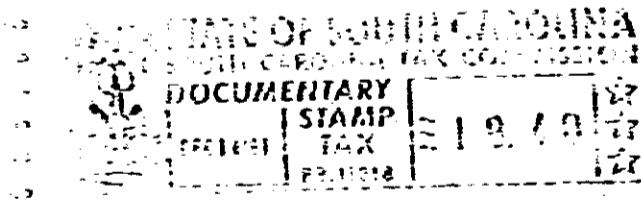
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the County of Greenville, State of South Carolina, shown as Lot 48 on plat of Devenger Place, Section No. 7, recorded in the RMC Office for Greenville County in Plat Book 5P at Page 3 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hedgewood Terrace, joint front corner of Lots 48 and 49; running thence with the joint line of said lots, N. 3-29 W. 150 feet to an iron pin; thence N. 86-11 E. 85 feet to an iron pin, joint rear corner of Lots 47 and 48; running thence with the joint line of said lots S. 3-49 E. 150 feet to an iron pin on the northern side of Hedgewood Terrace; thence with Hedgewood Terrace S. 86-11 W. 85 feet to the beginning corner.

This being the same property conveyed to Mortgagor by deed of John H. Miller and Donna J. Miller of even date, to be recorded herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this instrument.



which has the address of 502 Hedgewood Terrace Greer,  
(Street) (City)  
South Carolina 29651  
(State and Zip Code) (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 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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