

Return to: Everette Hoke Babb  
P. O. Box 449  
Mauldin, S.C. 29662

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M.C.

BOOK 1574 PAGE 161

### MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1982, between the Mortgagor, ANDREW LEHOTAY and KAREN S. LEHOTAY

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

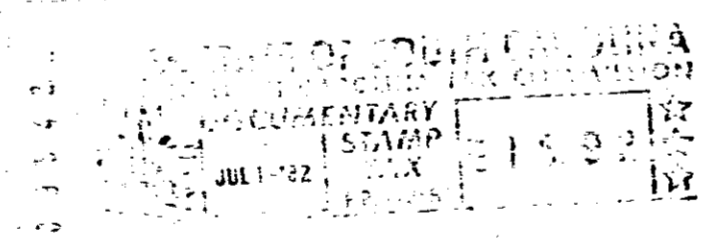
WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY NINE THOUSAND EIGHT HUNDRED and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2002;

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 in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 155 on a Plat of property of Pine Forest Subdivision, recorded in Plat Book QQ, Pages 106 and 107, 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 Southern side of Vine Hill Road, joint front corner of Lots 154 and 155 and running thence with the line of Lot No. 154, S. 16-42 W. 150 feet to an iron pin; thence N. 73-18 W. 100 feet to an iron pin, joint rear corner of Lots 155 and 156; thence with the line of Lot No. 156, N. 16-42 E. 150 feet to an iron pin on Vine Hill Road; thence with the Southern side of Vine Hill Road, S. 73-18 E. 100 feet to the point of BEGINNING.

DERIVATION: This being the same property conveyed to the Mortgagors herein by James B. Lowndes and Rozelle C. Lowndes by deed of even date herewith and filed for record contemporaneously herewith.



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which has the address of 124 Vine Hill Road, Greenville, S. C.  
(Street) (City)  
(herein "Property Address");  
(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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