

FILED
SEP 16 3 35 AM '82
DONNIE BANKERSLEY
R.M.C.

LONG, BLACK & GASTON

BOOK 1530 PAGE 568

MORTGAGE

THIS MORTGAGE is made this 15th day of September, 1982, between the Mortgagor, RICHARD B. STROUP AND AGNES M. STROUP; (therein "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 SIX THOUSAND FIVE HUNDRED DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 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 October 1, 2004.....;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 68, on plat of Camelot, prepared by Piedmont Engineers and Architects, November 5, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book WWW at Pages 46 and 47, and having, according to a more recent survey prepared by Freeland and Associates, dated September 14, 1982, entitled "Property of Richard B. Stroup and Agnes M. Stroup, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Lancelot Drive, joint front corner of Lots 68 and 69 and running thence N. 25-22 W. 217.54 feet to an iron pin; thence N. 47-14 E. 95 feet to an iron pin; thence S. 39-48 E. 225.79 feet to an iron pin on the northern side of Lancelot Drive; thence with Lancelot Drive S. 53-03 W. 145 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagor's herein by deed of Shirley W. Baran dated August 25, 1982, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
RECORDING TAX
DOCUMENTARY
STATE TAX \$14.50

which has the address of 503 Lancelot Drive, Simpsonville, South Carolina 29681 (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.

2-2 SEP 16 1982 710

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