



MORTGAGE

Documentary Stamps are figured on the amount indicated \$ 10,558.24

BOOK 1530 PAGE 737

THIS MORTGAGE is made this 12 day of September 19 83 between the Mortgagor, Herbert Taschler and Elsa Taschler (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand one Hundred Ninety Eight and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2-16-84

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 of that lot of land in the County of Greenville, State of South Carolina, in Paris Mountain Township, containing 4.5 acres, more or less, as shown in plat of Carzelle J. and Donna L. Looper recorded in the R.M.C. Office for Greenville County in Plat Book 4-A, at page 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Rutledge Lake Road at the corner of George W. Hill Property, a short distance West of the intersection of Hunt's Bridge Road, and running thence along the center of said Road, N 50 E 219.9 feet to an iron pin; thence S 52-08 E 195.8 feet to an iron pin; thence S 38-24 E 32 feet to an iron pin; thence S 15-24 E 32 feet to an iron pin; thence S 5-20 W 213 feet to an iron pin; thence S 15-04 W 320 feet to an iron pin; thence S 30-57 W 172 feet to an iron pin; thence S 15-31 W 58 feet to an iron pin; thence N79-17 W 37.6 feet to an iron pin; thence N 8-28 W 749.9 feet to the point of beginning and being the same conveyed to us in Deed Book 863, at page 67.

This is that same property conveyed by Deed of Carzelle J. Looper and Donna Lee Looper, to Herbert Taschler and Elsa Taschler, dated 12-15-72, and recorded 12-15-72, in Deed Volume 963 at page 109, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 235 Rutledge Lake Road Greenville S.C. 29611 (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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