

OFFICE OF THE REGISTER OF DEEDS
SOUTH CAROLINA
COLUMBIA, SOUTH CAROLINA
R.H.C.

MORTGAGE

MORTGAGEE'S MAILING ADDRESS:
P.O. Box 10636
Charleston, SC 29411

VOL 1643 PAGE 772

CS # 78041626

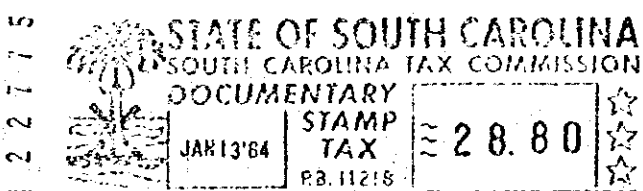
THIS MORTGAGE is made this 13th day of January, 1984, between the Mortgagor, Alfred Mettler and Noeline Mettler (herein "Borrower"), and the Mortgagee, C. & S REAL ESTATE SERVICES, INC., a corporation organized and existing under the laws of South Carolina, whose address is 5900 Care Ave., P.O. Box 10636, Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-two Thousand and 00/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014.

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 lot or parcel of land in the County of Greenville, State of South Carolina, situate, lying and being in Austin Township, being shown and designated as Lot No. 83 on plat entitled "Holly Tree Plantation, Section III", dated October 11, 1978 by Piedmont Engineers, Architects & Planners, recorded in Plat Book 6-H, Page 81, RMC Office for Greenville County, and being shown and delineated on a more recent plat entitled "Property of Alfred Mettler and Noeline Mettler", dated December 30, 1983, by Webb Surveying & Mapping, recorded in Plat Book 10-G, at Page 75, RMC Office for Greenville County. For a more full and particular description, reference is hereby specifically made to the aforesaid plat.

Said piece, parcel or lot of land was conveyed to the Mortgagor herein by Deed of Guido W. Bausch and Shedar Bausch dated January 13, 1984, and recorded on January 13, 1984 in Deed Book 1204, at Page 358, RMC Office for Greenville County.



which has the address of 308 Sagramore Lane, 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 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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