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BOOK 78 1634

FILED
GREENVILLE CO. S.C.

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JUL 15 12 19 PM '81 MORTGAGE

DONNIE S. TAIERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of July 1981 between the Mortgagor, Richard T. Simonson and Susan R. Simonson (herein "Borrower"), and the Mortgagor, 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 Eight Thousand Six Hundred and No/100 (\$48,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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 August 15, 2003.

This being the same property conveyed to the Mortgagors herein by deed of Dale Kenneth Wheeler and Juliet R. Wheeler dated July 15, 1981 recorded July 15, 1981 in Deed Book 1151 at Page 708 in the RMC Office

of Greenville, South Carolina (herein "Property")
First Federal Savings and Loan Association
of Greenville, S. C. Same As First Federal
Savings and Loan Association of S. C.

Donnie S. Taiersley
Witness Crudis Phillips
13772

which has the address of 112 East Kenilworth Drive Greenville
South Carolina 29615 (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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GREENVILLE CO. S.C.
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DONNIE S. TAIERSLEY
R.M.C.

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