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SOUTH CAROLINA  
R.M.C.

BOOK 1497 PAGE 494

# MORTGAGE

THIS MORTGAGE is made this 6th day of March 1980, between the Mortgagor, Russell M. Pickelmann and Mary E. Pickelmann (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

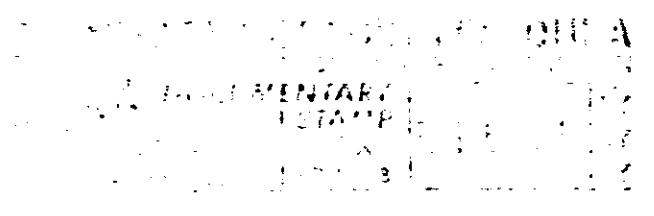
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-one Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 6, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.

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 tract of land with all buildings and improvements thereon, situate, lying and being on the northwestern side of Brooks Drive in Greenville County, South Carolina being shown and designated as a tract of land containing 5.0 acres on a plat entitled PROPERTY OF RONALD L. JONES AND SUSAN ANN JONES made by W. R. Williams, Jr. dated January 24, 1978 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-J at Page 71 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Brooks Drive at the southwesternmost corner of the within described property and at the corner of property now or formerly belonging to Bates and Roper (said iron pin being located 449.4 feet, more or less, in a northeasterly direction from the intersection of Brooks Drive and Bates Drive) and running thence N. 36-46 W. 483.6 feet to an iron pin in the line of property now or formerly belonging to Brown; thence with the Brown line, N. 45-53 E. 401.2 feet to an iron pin; thence with the line of property now or formerly belonging to Bates and Roper, S. 35-30 E. 634.8 feet to an iron pin on the northwestern side of Brooks Drive; thence along the northwestern side of Brooks Drive S. 66-20 W. 199.2 feet to an iron pin and S. 69-17 W. 197.2 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Russell M. Pickelmann and Mary E. Pickelmann by deed of Ronald L. Jones and Susan Ann Jones of even date to be recorded herewith.



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which has the address of Brooks Drive Marietta, S.C. (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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