FILED
GREENVILLE CO. S. C.
JAN 31 3 43 PM '80
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1494 PAGE 603

BOOK 70 PAGE 253

MORTGAGE

(Construction—Permanent)

THIS MORTGAGE is made this 31st day of January, 19 80, between the Mortgagor(s), William H. Koopf and Gail S. Nagel (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Sixty-Eight Thousand, Eight Hundred & No/100 ($68,800.00)---------- Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated January 31, 1980 (herein "Note"),

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s) or on the premises. The covenants and restrictions affecting this subdivision are recorded in the R.M.C. Office for Greenville County in Deed Book 991, at Page 10.

DERIVATION: See Deed from John L. Ball and Charlene A. Ball dated October 12, 1979 and recorded in Deed Book 1113, Page 584.

PAID AND FULLY SATISFIED 33632

this 9 day May 1980

South Carolina Federal Savings & Loan Assn.

By: [signature]

Witness: Theresa H. Miller
Helene E. Martin

which has the address of Lot 21, Phase I, Pebble Creek Subdivision, Taylors, (Street) (City)

South Carolina 29687 (herein "Property Address"); (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.

GREENVILLE CO. S. C.
FEB 21 1980 12 08 PM '80
DONNIE S. TANKERSLEY
R.M.C.

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