

FILED
S.C.
MORTGAGE
S.W. WINSLEY

18,400
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 4th day of September 1979, between the Mortgagor, Mike Rosenfeld (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Four Hundred (\$18,400.00) and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1999;

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 lot of land, with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on Bessie Road, and being shown on a plat entitled "Property of Joe E. Flemming" dated January 6, 1975, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Bessie Road at the corner of property of Bessie Road Properties, a partnership, and running thence along Bessie Road N. 70-22 W. 165 feet to a point; thence running S. 04-38 W. 273.7 feet to a point; thence running S. 70-22 E. 165 feet to a point; thence running N. 04-38 E. 273.7 feet to the beginning corner, and containing one (1) acre, more or less.

The above described property is the same conveyed to me by Paul J. Foster, Jr., et. al. by deed dated September 4, 1979, and recorded on September 4, 1979, in the R. M. C. Office for Greenville County, S. C., in Deed Book 1110, Page 693.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
INDEXED

which has the address of Route 2, Box 306-A, Bessie Road, Piedmont, South Carolina, 29673 (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.

0460

4328 RV.2