

MORTGAGE

AUG 1 10 38 PM '80

THIS MORTGAGE is made this FIRST day of AUGUST 1980, between the Mortgagor, DONALD E. BALTZ (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 FIFTY SIX THOUSAND TWO HUNDRED (\$56,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 August 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 lot of land in the state of South Carolina, county of Greenville, city of Mauldin, being known and designated as Lot 94 as shown on plat of BROOKSIDE, Section Four, recorded in the RMC Office for Greenville County, S.C. in plat book 6-H page 78, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Brooks Road, the joint front corner of Lots 93 & 94; thence with the joint line of said lots N. 35-36 W. 160 feet to an iron pin; thence turning N. 54-24 E. 100 feet to an iron pin joint rear corner of Lots 94 & 95; thence with the joint line of said lots S. 35-36 E. 160 feet to an iron pin on the northwest side of Brooks Road; thence with the northwest side of said Road S. 54-24 W. 100 feet to the point of beginning.

Part of property conveyed to grantor by Frank P. McGowan, Jr., Master in Equity for Greenville County, by deed dated and recorded June 1, 1978 in vol. 1089 page 283, and Calvin H. Griffin, Nettie Louise Griffin Thomas dated and recorded 6/1/78 in deed vol. 1080 page 281, and Virginia G. Howard & Robert Leslie Howard by deed dated and recorded 6/1/78 in deed vol. 1080 page 282, and deed from Mary Baldwin Morris, formerly Mary Baldwin dated 6/20/78 recorded 6/21/78 in deed vol. 1081 page 650.



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which has the address of 202 Brooks Road, Mauldin,
[Street] [City]
S. C. 29662 (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 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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