

FILED  
S. C.  
AUG 13 PM '80  
SHERLEY

1519 292

# MORTGAGE

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THIS MORTGAGE is made this 8th day of August,  
19 80 between the Mortgagor, George S. Spehar, Jr. and  
Donna M. Spehar, (herein "Borrower"), and the Mortgagee, 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 SIXTY THOUSAND  
(\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated August 8, 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  
March 1, 2011;

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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 certain piece, parcel, or lot of land, situate, lying and being  
in Greenville County, South Carolina, being shown and designated as Lot  
202 on a Plat of DEVENGER PLACE, Section 11, recorded in the RMC Office  
for Greenville County in Plat Book 7-C, at Page 91, and having, according  
to a more recent survey by Dalton & Neves Co., dated August 1980, the  
following metes and bounds:

BEGINNING at an iron pin on Hudson Farm Road, joint front corner of Lots  
202 and 203, and running thence with the common line of said Lots,  
S 56-09 E, 140.0 feet to an iron pin; thence with the rear line of Lot  
202, S 32-52 W, 85.0 feet to an iron pin, joint rear corner of Lots 202  
and 201; thence with the common line of said Lots, N 56-59 W, 140.0 feet  
to an iron pin on Hudson Farm Road; thence with said Road, N 33-01 E,  
85.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of  
Devenger Road Land Company, a Partnership, dated August 7, 1980, to be  
recorded simultaneously herewith.

which has the address of 400 Hudson Farm Road, Greer, S. C. 29651,  
(Street) (City)  
(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.

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