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GREENVILLE CO. S. C.  
AUG 20 1 14 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1511 PAGE 862

**MORTGAGE**

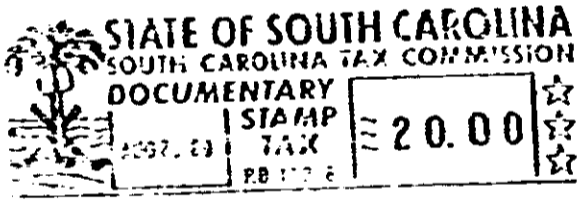
THIS MORTGAGE is made this 19th day of August, 1980, between the Mortgagor, Harald Baugstat and Maureen Baugstat, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty thousand and 00/100 (\$50,000) Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 September 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 certain piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Tract No. 10 as shown on revised plat of property of Sanford L. Lindsey, recorded in the RMC Office for Greenville County in Plat Book WW at page 354, reference being craved to said plat for a more particular cetes and bounds description.

This is the same property conveyed to the mortgagors by deed of Edwin L. Lipscomb, Annette L. Jennings and Frances L. Hitt dated August 19, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1131 at page 578.



which has the address of \_\_\_\_\_ (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 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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