

RECORDED  
CO. S. C.  
SEP 16 1 23 PM '80  
DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 16th day of September, 1980, between the Mortgagor, Samuel P. Lortz and Patricia C. Lortz (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

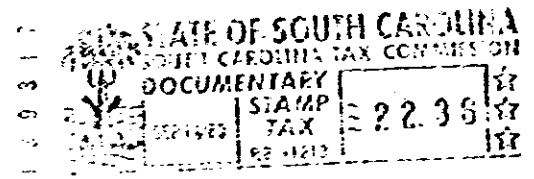
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Five Thousand Nine Hundred and No/100 (\$55,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 and lot of land, together with buildings and improvements thereon, situate, lying and being on the northerly side of Roberta Drive near the City of Greenville, Greenville County, State of South Carolina, and being designated as Lot No. 3 on Plat No. 3 of Cherokee Forest, recorded in Plat Book QQ, pages 36 and 37, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Roberta Drive at the joint front corner of Lots 2 and 3 and running thence along said drive S 79-29 E 115 feet to an iron pin at the joint front corner of Lots 3 and 4; thence along the joint line of said Lots N 10-31 E 240.3 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence N 85-29 W 140.1 feet to an iron pin in the center of a 10 foot drainage easement for a water course, said iron pin being at the joint rear corner of Lots 2 and 3; thence S 4-22 W 227.5 feet to an iron pin on the northerly side of Roberta Drive, being the point of beginning.

This is that property conveyed to Mortgagor by deed of Robert E. Maclay and Christine E. Maclay dated and filed concurrently herewith.



which has the address of 5 Roberta Drive 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 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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