

Mortgagee's mailing address: 301 College Street, Greenville, S. C.

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BOOK 1528 PAGE 306

# MORTGAGE

THIS MORTGAGE is made this 23rd day of December, 1980, between the Mortgagor, Ned R. Arndt, (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 Eighty Seven Thousand and no/100 (\$87,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 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 January 1, 2011

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 lying in the State of South Carolina, County of Greenville, shown as Lot 9 on plat of Devenger Place, Section 9, Phase A, recorded in Plat Book 5P at Page 59 and also being known as Lot 9 according to a later plat entitled "Devenger Place Oxford Section 1" being recorded in said office in Plat Book 7-C at Page 9 and having such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagor by deed of Premier Investment Co., Inc. dated October 19, 1977 and recorded October 20, 1977 in the RMC Office for Greenville County in Deed Book 1067 at Page 105.

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which has the address of 700 Devenger Road Greer, South Carolina 29651 (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.

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