

FILED  
GREENVILLE S.C.  
APR 3 12 07 PM '81  
DONALD HANMERSLEY  
R.M.C.

# MORTGAGE

200-1537 PAGE 201

THIS MORTGAGE is made this 3rd day of April, 1981, between the Mortgagor, Robert W. Mounce and Nell E. Mounce (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and 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").

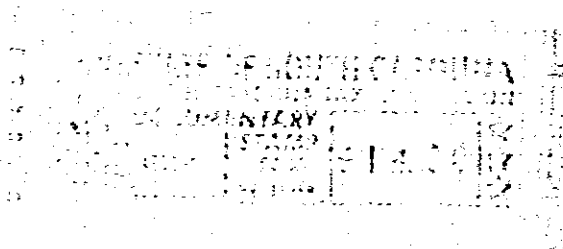
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY FIVE THOUSAND AND NO/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown as 2.01 acres, more or less, on a plat entitled "Property of Robert W. Mounce and Nell E. Mounce" prepared by Freeland and Associates dated March 31, 1981, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-K at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Whitehaven Drive, which pin is approximately 792 feet from the intersection with Eastbourne Road and running thence with the edge of said Whitehaven Drive S. 23-18 E. 419.96 feet to an iron pin; thence S. 73-12 W. 209.79 feet to an iron pin; thence with the joint line of property now or formerly of Moore N. 23-21 W. 420 feet to an iron pin; thence with the joint line of property now or formerly of Davis N. 73-12 E. 210 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Frances W. Talley recorded November 20, 1980 in Deed Book 1137 at Page 612, R.M.C. Office for Greenville County, South Carolina.



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which has the address of 124 Whitehaven Drive, Greenville, S.C. 29611 (herein "Property Address");

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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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