

FILED  
GREENVILLE S.C.  
MAY 13 02 PM '81  
DONNIE W. WAINWRIGHT  
R.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 1st day of May, 1981, between the Mortgagor, Stephen F. Csernak and Carla T. Csernak, (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 Forty eight thousand and 00/100 (\$48,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 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, 2008.

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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Paddock Lane and being known and designated as Lot No. 59 of DEVENGER PLACE Subdivision, Section 1, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-X at page 79 and shown on Survey for Stephen F. Csernak and Carla T. Csernak made by Enwright Associates, Inc. dated April 28, 1981 and recorded in the RMC Office for Greenville County in Plat Book 8-0 at page 48, reference being craved to the more recent plat for a more particular metes and bounds description.

This is the same property conveyed to the mortgagors by deed of T. Walter Brashier recorded in the RMC Office for Greenville County in Deed Book 1147 at page 390 on May 4, 1981.

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which has the address of Route 4, 117 Paddock Lane Greer,  
(Street) (City)  
South Carolina 29651 (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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