

RECORDED
S.C.
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MORTGAGE

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THIS MORTGAGE is made this 29th day of January 1982, between the Mortgagor, Walter E. Mueller and Elizabeth A. Muller (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of Greenville, S.C., whose address is 500 East Washington Greenville, S.C. (herein "Lender").

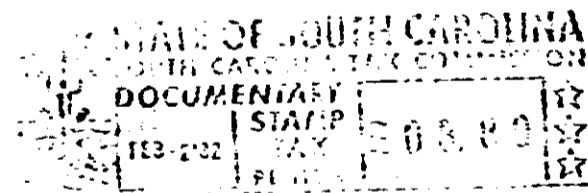
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand and 00/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 29, 1982 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1994

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northern side of East Lee Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as the property of Bernard R. Chandler and Ellen P. Chandler by plat prepared by C. C. Jones, dated July 1, 1963 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of East Lee Road at the joint corner of this property and property heretofore conveyed by Bernard R. Chandler and Ellen P. Chandler to Effie Irene Chandler and running thence with the joint line of said lots, N. 21-15 W. 420.2 Feet: to an iron pin; running thence N. 87-30 W. 99.8 feet: to an iron pin in the line of property now or formerly of C.E. Shockey; running thence S. 22-15 E. 464.5 feet: to an iron pin on the Northern side of East Lee Road; running thence with the Northern side of East Lee Road, N.67-48 E. 82 feet: to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by Larry G. Shaw, by deed dated April 19, 1974, and recorded in deed book 997 at page 449.



which has the address of 2203 East Lee Rd. Greenville, South Carolina 29687 (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 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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