

GREENVILLE CO. S.C.
NOV 11 3 59 PM '78
DANIEL S. FINKELBERG
REC'D.

MORTGAGE

THIS MORTGAGE is made this 10th day of November, 1978, between the Mortgagor, Charles A. & Rosemary J. Ahrens, (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").

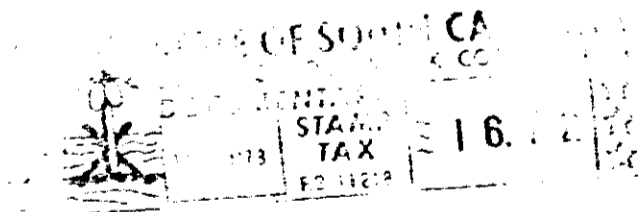
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty one thousand seven hundred fifty & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009.....;

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, being known and designated as Lot No. 4 on Plat of GOVERNOR'S SQUARE, prepared by W. R. Williams, Jr., Surveyor, dated October 17, 1975, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-P, Page 8, and a more recent Survey of property made by Dalton & Neves Co., Engineers, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint front corner of Lots 4 & 5, running thence with joint line of said lots, N. 48-43 W., 157.1 feet to an iron pin, joint rear of Lots 3 & 4; thence with joint line of said lots, N. 58-58 E., 139.1 feet to an iron pin on the southwestern side of Governors Square. Thence with said Governors Square, S. 35-02 E., 70 feet; thence with the southwestern side of Governors Square and Governors Court, S. 7-15 E., 40 feet to an iron pin; thence with western side of Governors Court, S. 30-40 W., 91.0 feet to an iron pin, the point and place of beginning.

This being the same property conveyed to mortgagor by deed of Dee Smith Co., Inc., dated November 10, 1978, recorded in the RMC Office for Greenville County, S.C., in Deed Book 1091 Page 863.



which has the address of Route 4, 106 Governor's Square Greer, S.C., 29651
(Street) (City)
(State and Zip Code) (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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