

GRAND FILED
CO. S. C.
AUG 17 9 43 AM '81
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1981, between the Mortgagor, Walter F. Able and Linda B. Able, (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 Thirty-Five Thousand Six Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September, 2007.

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Simpsonville, being known and designated as Lot #107 on a plat of Section III, BRENTWOOD Subdivision, recorded in the RMC Office for Greenville County in Plat Book 5D at Page 42; said plat being revised on August 11, 1981 by R. B. Bruce, RLS, for Walter F. Able and Linda B. Able and being recorded in the RMC Office for Greenville County in Plat Book 8-S at Page 70, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Brentwood Way and Sandhurst Drive and running thence N. 68-40 W., 36.0 feet to an iron pin on Sandhurst Drive; thence continuing along said Drive, N. 24-50 W., 75.18 feet to an iron pin; thence N. 35-58 W., 40.09 feet to an old iron pin; thence turning and running N. 54-10 E., 158.05 feet to an old iron pin; thence turning and running S. 35-58 E., 10 feet to an old iron pin; thence S. 23-17 E., 165.8 feet to an iron pin on Brentwood Way; thence turning and running along said Brentwood Way, S. 67-29 W., 120 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of Thomas E. Murphree and Barbara T. Murphree recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT
DOCUMENTARY STAMP
AUG 21 1981

which has the address of 115 Sandhurst Drive Simpsonville, SC 29681
(Street) (City)
(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 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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