

GR: FILED
S. C.
APR 28 PM '81
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MERSLEY

1533-808

MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1981, between the Mortgagor, Michael D. Mazerall, (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 Sixty-One Thousand Seven Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 piece, parcel or lot of land, located in the State of South Carolina, County of Greenville, being shown and designated as Lot 209 of a Subdiv. known as Canebrake II and shown on a plat entitled Canebrake II Sheet I and recorded in Plat Book 7-C at page 69 and revised and recorded in Plat Book 7-C at page 79, and further shown on a foundation survey for Michael D. Mazerall prepared by Arbor Engr. 4/23/81, to be recorded herewith, and having the following metes and bounds:

BEGINNING at an iron pin on the bank of Valley Forge Drive, that is 151 feet from the intersection of Valley Forge Drive and Woods Road, and running thence along the bank of Valley Forge Drive N. 18-10 W. 85.88 feet to an iron pin; thence N. 71-50 E. 140.0 feet to an iron pin; thence S. 18-10 E. 85.88 feet to an iron pin; thence S. 71-50 W. 140 feet to an iron pin to the beginning corner. This conveyance is subject to the sanitary sewer easement as shown on said plat and the restrictive covenants of Canebrake II recorded in Deed Book 1115 at page 623 in the R.M.C. Office for Greenville County.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

This conveyance is the identical property conveyed to Michael D. Mazerall by deed of Jimmy M. Bridges on April 30, 1981 and recorded MAY 1, 1981 in Deed Book 1147 at page 267 in the R.M.C. Office for Greenville County.

RECORDING OFFICE
GREENVILLE, S.C.
APR 28 1981

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which has the address of 121 Valley Forge Greer,
(Street) (City)
S. C. 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 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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