

FILED
GREENVILLE CO. S. C.
JAN 6 2 39 PM '82
DONNIE BANKERSLEY
R.M.C.

BOOK 1561 PAGE 130
BOOK 85 PAGE 761

MORTGAGE

THIS MORTGAGE is made this 6th day of January, 1982, between the Mortgagor, Russell A. Wagner and Pamela R. Wagner (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy thousand and no/100 (70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 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, 2012

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 the joint line of said lots, S. 7-37-51 E. 161.55 feet to an iron pin on the Northern side of Sweetwater Road, the joint front corner of Lots Nos. 436 and 437; thence with the Northern side of Sweetwater Road, S. 76-52-45 W. 92.27 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated January 6, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1160 at Page 36055 on January 6, 1982.

For value received, we hereby assign, transfer, and set over to: Cothran & Darby Builders Inc the within note and mortgage which same secures without Recourse

GCTO 4 JA 6 82
For value received and not over to assign, transfer and set over to Southern Bank and Trust Co., Greenville, South Carolina, the within note and mortgage with course, this 12 day of 1982

PAID FULLY SATISFIED
UNIFORM INSTRUMENT

This 4th day of April 1984
South Carolina Federal Savings & Loan Association

Southern Bank and Trust Co.
Greenville, South Carolina
William M. [Signature] (Officer)

[Signature]
VICE PRESIDENT
Lot 37 Sugar Creek S/D, Greenville, South Carolina

South Carolina 29651 (Therein "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.

1088
GREENVILLE CO. S. C. MAY 16 1984