

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of May, 1974, between the Mortgagor, Nancy T. Jennings

and the Mortgagee, August Kohn and Company, Inc. (herein "Borrower"), a corporation organized and existing under the laws of , whose address is 1529 Washington St., Columbia, S. C. 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2004 ;

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 20 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the westerly side of Craigwood Road, being shown as all of Lot 34 on unrecorded plat entitled "Section Two, Property of Elizabeth L. Marchant", prepared by Dalton & Neves, Engineers, dated July, 1963, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Craigwood Road at the joint corner of Lots 35 and 34, and running thence S. 6-06 W. 261.9 feet to an iron pin; thence S. 30-03 E. 120 feet to an iron pin in line of property of Elizabeth L. Marchant; thence with the line of property of Elizabeth L. Marchant N. 62-42 E. 257.1 feet to an iron pin on the westerly side of Craigwood Road; thence with the line of said road N. 28-19 W. 150 feet to the point of beginning.

This is the identical property of the mortgagor herein conveyed by deed of Elizabeth L. Marchant, dated August 13, 1971, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 922 at page 553.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.