

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: James G. Kohn

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Twenty-Nine Thousand and No/100

DOLLARS (\$ 29,000.00), with interest thereon from date at the rate of nine (9%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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 known and designated as Lot No.184 as shown on a plat entitled Chanticleer, Section V., made by Webb Surveying and Mapping Company, dated July, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book "4F" at Page 41; and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Garden Trail, at the joint front corners of Lots 183 and 184, and running thence N. 43-20 W. 150 feet to an iron pin; thence N. 25-53 E. 141.9 feet to an iron pin on the right-of-way of a street now designated as Lowood Drive; thence continuing along the curve of the right-of-way of Lowood Drive, the chord of which is S. 62-29 E. 65 feet to an iron pin; thence continuing along the right-of-way of Lowood Drive S. 42-56 E. 115 feet to an iron pin; thence continuing along the curve of the right-of-way at the intersection of Garden Trail, the chord of which is S. 2-04 W. 35.2 feet to an iron pin; thence continuing along the right-of-way of Garden Trail S. 47-04 W. 128 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from Chanticleer Realty Company by deed recorded in the R.N. C. Office for Greenville County in Deed Book 994, Page 367.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

10121

4328 RV-2

1328 121