

GREENVILLE CO. S.C.
17 Nov 1975

BOOK 1353 PAGE 811

MORTGAGE

THIS MORTGAGE is made this 15th day of November, 19 75, between the Mortgagor, Allarakha A. Kumbhar and Kherun A. Kumbhar (herein "Borrower"), and the Mortgagee, Laurens Federal Savings & Loan Association a corporation organized and existing under the laws of the United States of America whose address is 201 West Main Street, Laurens, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 1975 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2005.

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, with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, being shown as Lot No. 12 on Plat of Section I of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, dated March 26, 1970, and recorded in the RMC Office for Greenville County, In Plat Book 4-F at page 21.

A more particular description of said above numbered lot may be had by reference to said plat.



which has the address of 303 Seminole Drive, Simpsonville
[Street] [City]
South Carolina 29681 (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 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.

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