

FILED
GREENVILLE CO. S. C.
APR 19 4 25 PM '76
S. T. HERSLEY
REC.

MORTGAGE

1085 302

THIS MORTGAGE is made this 19th day of April 1976 between the Mortgagor Paul Rippy Kennedy and Martha L. Kennedy (herein "Borrower"), and the Mortgagee South Carolina National Bank a corporation organized and existing under the laws of South Carolina whose address is P.O. Box 959, Greenville, S. C. 29202 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand and no/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1976 (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, 2006

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, situate, lying and being in the County of Greenville, State of South Carolina, on the southerly side of Providence Square, being known and designated as Lot No. 4 on plat of Stratton Place Subdivision, prepared by Piedmont Engineers and Architects, July 10, 1972, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, at Pages 36 and 37, and having according to said plat, the following metes and bounds:

BEGINNING at a point on the southerly side of Providence Square, the joint front corner of Lot 3 and 4, and running S 13-40 W 202.45 feet to a point, the joint rear corner of Lots 3 and 4; thence N 69-53 W 110.5 feet to a point the joint rear corner of Lots 4 and 5; thence with the line of lot 5, N 13-40 E 190.0 feet to a point on the southerly side of Providence Square; thence running with Providence Square S 76-20 E 110.0 feet to the point of beginning.



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which has the address of 227 Providence Square Greenville S. C. 29607 (herein "Property Address");
[State and Zip Code] [Street] [City]

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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