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BONNIE S. TANKE
R.M.C.

MORTGAGE

BOOK 1414 PAGE 383

THIS MORTGAGE is made this 31st day of October, 19 77, between the Mortgagor, Patricia Ann Kamhi (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2007;

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, together with all buildings and improvements thereon, situate, lying and being on the southeastern corner of the intersection of Winterfield Place and Charter Oak Drive in Greenville County, South Carolina, being known and designated as Lot No. 221 as shown on a plat of Peppertree Section 2 made by Piedmont Engineers & Architects, dated July 15, 1972, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 19, and also shown on the revised plat thereof, recorded in Plat Book 4-X, page 3, and having, according to said plat, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the northeastern side of Charter Oak Drive at the joint corners of Lots Nos. 220 and 221; and running thence with the northeastern side of Charter Oak Drive, N. 63-00 W., 70.0 feet to an iron pin; thence along the curve of the intersection of Charter Oak Drive, and Winterfield Place, the chord of which is: N. 13-30 W., 32.4 feet to an iron pin on the southeastern side of Winterfield Place; thence along the southeastern side of Winterfield Place, the following courses and distances: N. 36-00 E., 25.0 feet to an iron pin, N. 46-00 E., 50.0 feet to an iron pin, N. 55-00 E., 50.0 feet to an iron pin, and N. 64-00 E., 5.0 feet to an iron pin at the joint corner of Lots Nos. 221 and 222; thence along the common line of said lots, S. 42-03 E., 81.25 feet to an iron pin at the joint corner of Lots Nos. 220 and 221; thence along the common line of said lots, S. 42-15 W., 120.0 feet to an iron pin on the northeastern side of Charter Oak Drive, the point of BEGINNING.

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The above described property is the same conveyed to the mortgagor herein by deed of David C. and Lois M. Wyche, dated October 31, 1977, to be recorded herewith.

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which has the address of 1212 Charter Oak Drive, Taylors, South Carolina 29687 (Street) (City) (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 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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