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COUNTY S. C. RECORDER  
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BOOK 1445 PAGE 812

# MORTGAGE

THIS MORTGAGE is made this 28th day of September, 1978, between the Mortgagor, George Kaminsky, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

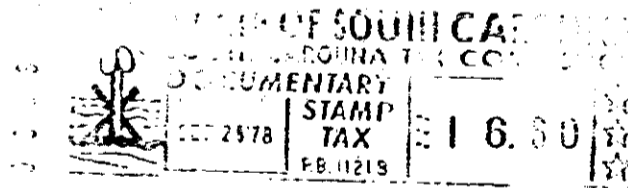
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Five Hundred and No/100 (\$41,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008.

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 State of South Carolina, County of Greenville, being shown and designated as Lot No. 27 on plat of Kingsgate Subdivision prepared by Piedmont Engineers recorded in the RMC Office for Greenville County, South Carolina in Plat Book WW, page 44 and 45, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwesterly side of Aberdare Lane, joint front corner o- Lots 26 and 27; thence S. 69-57 W. 126.2 feet to a point; thence N. 38-16 W. 122.2 feet to a point, joint rear corner of Lot 27 and 28; thence along the common line of said Lots 27 and 28, N. 51-42 E. 156.1 feet to a point on the southwesterly side of Aberdare Lane; thence along said Aberdare Lane, S. 30-35 E. 61.2 feet to a point; thence still with Aberdare Lane, S. 22-40 E. 105.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Mildred J. Vail and Robert D. Vail of even date to be recorded herewith.



which has the address of 105 Aberdare Lane Greenville, South Carolina (herein "Property Address");

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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