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SOUTH CAROLINA

1472-987

MORTGAGE

THIS MORTGAGE was made this 9th day of July, 1979 between the Mortgagor, Charles A. Kemppe and Patricia K. Kemppe (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of 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 Thirty-one Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009

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: being known and designated as Lot Number 2 of a subdivision known as Woodruff Road Heights according to a plat thereof prepared by Jones Engineering Services dated April 1971 and recorded in the RMC Office for Greenville County in Plat Book 4-G at Page 159, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Woodruff Road as the joint front corner of Lots 1 & 2 and running thence with the line of said lots, N 40-35 E 326 feet to an iron pin in the line of Lot 13; thence, N 44-40 W 180.4 feet to an iron pin at the joint rear corner of Lot 3; thence with the line of Lot 3, S 40-35 W 326 feet to an iron pin on the northeasterly side of Woodruff Road; thence with said Road, S 44-40 E 180 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Anthony P. D'Alcama and Mary J. D'Alcama dated July 9, 1979 and recorded on even date herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
RECEIVED
JUL 10 1979

which has the address of Route 2 Box 341, Simpsonville, South Carolina 29681,
(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 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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