

FILED
GREENVILLE CO. S. C.

MORTGAGE

1414 100

JUL 26 9 56 AM '79

THIS MORTGAGE is made this 25th day of July, 1979, between the Mortgagor, Johan George Kenbel and Mollie Kenbel, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

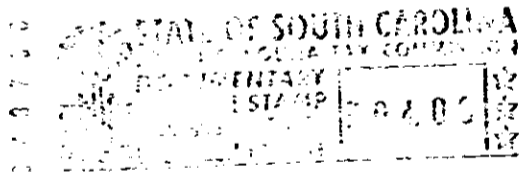
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 of land, situate, lying and being on the westerly side of Batesview Drive (formerly Bates Drive), in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 6 on a Plat of Northside Gardens, recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Batesview Drive, joint front corner of Lots 5 and 6, and running thence S 55-12 W 200 feet to an iron pin, joint rear corner of Lots 5 and 6; thence N 34-48 W 85 feet to an iron pin, joint rear corner of Lots 6 and 7; thence N 55-12 E 200 feet to an iron pin on the westerly side of Batesview Drive S 34-48 E 85 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Richard L. Rigdon and Nancy N. Rigdon as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1107, Page 799 on July 26, 1979.



which has the address of 15 Batesview Drive Greenville, South Carolina 29607 (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.

0706

4328 RV-2