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1979 AUG 28

MORTGAGE

THIS MORTGAGE is made this 27th day of August, 1979, between the Mortgagor, Larry L. Kemp and Sandra B. Kemp, (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 Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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 September 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:

ALL that piece, parcel or tract of land situate, lying and being in O'Neal Township, Greenville County, S.C., on the northern side of Bates Road, being shown on a plat thereof made by Terry T. Dill, Registered Civil Engineer, dated August 29, 1972, recorded in the RMC Office for Greenville County in Deeds Book 954, Page 610, and being more particularly described according to a more recent plat prepared by Lindsey & Associates, dated August 27, 1979, entitled "Larry L. Kemp Property", and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bates Road at the joint front corner of this property and the Babb property, which iron pin is approximately 800 feet southwest of the intersection of Bates Road with Highway 290, and running thence along the right-of-way of said Bates Road S. 41-40 W. 278.3 feet to an iron pin; thence along the common line of this property and other property belonging to the Mortgagors N. 40-05 W.234.9 feet to an iron pin; thence turning and running N. 40-30 E. 204 feet to an iron pin at the joint rear corner of this property and the Babb property; thence along the common line of said property S. 58-05 E. 240.1 feet to an iron pin on the northern side of Bates Road, the point of beginning, and containing 1.30 acres according to said plat.

This being the same property conveyed to the Mortgagors herein by deed of Mary H. Tate recorded September 11, 1972, in the RMC Office for Greenville County, S.C., in Deeds Book 954, Page 609.

RECORDS SECTION
STATE OF SOUTH CAROLINA
REGISTERED MORTGAGE
LARRY L. KEMP AND SANDRA B. KEMP
MORTGAGEE: FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

which has the address of Route #2, Bates Road, Taylors, S. C. 29687 (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 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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