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FILED
GREENVILLE CO. S. C.

MORTGAGE

SEP 5 9 32 AM '80

THIS MORTGAGE is made this 2 day of September 1980, between the Mortgagor, William C. Kanest and Janet F. Kanest (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").

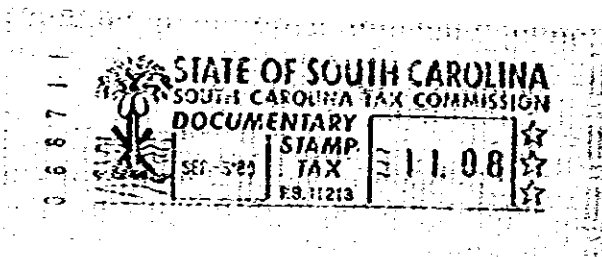
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Seven Hundred and 00/100 (\$27,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 2, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010.

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 on the northwestern side of State Park Road (formerly Paris Mountain Road) near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 17 on a Plat of North Sunset Hills as recorded in the RMC Office for Greenville County in Plat Book L at page 92 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of State Park Road at a point 35.7 feet southwest of the western corner of the intersection of State Park Road and Elizabeth Drive, said pin being the joint front corner of Lots 17 and 18 and running thence with the joint line of said lots N. 26-30 W. 160 feet to an iron pin on the southeast side of a 5' strip reserved for utilities; thence along the southeastern side of said 5' strip S. 64-57 W. 56 feet to an iron pin, joint rear corner of Lots 16 and 17; thence along the joint line of said lots S. 25-03 E. 160 feet to an iron pin on the northwest side of State Park Road; thence along the northwest side of said road N. 64-57 E. 60 feet to the point of beginning. Less, however, approximately 5 feet of the front of the lot which was taken under the power of eminent domain by the State of South Carolina.

This is the same property conveyed to the mortgagor herein by deed of B. Greg Huff of even date herewith and to be recorded herewith.



which has the address of 505 State Park Road, Greenville, South Carolina (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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