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GREENVILLE CO. S. C.

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DONNA E. HARRIS
R.H.C.

BOOK 1543 PAGE 797

MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1981, between the Mortgagor, TKE Associates, a Partnership, (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 One Hundred Twenty-Four Thousand and No/100 (\$124,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 11 June 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 July 2004

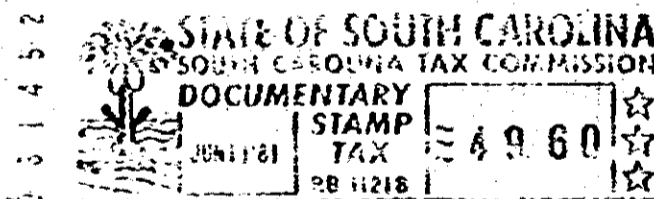
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, on the northerly side of West Lee Road, being shown on plat entitled "Property of T.K.E. Associates", prepared by Gould & Assoc., Surveyors, dated May 23, 1981, corrected May 28, 1981, recorded in the RMC Office for Greenville County, S. C., in Plat Book "8 R", at Page 32, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of West Lee Road, joint front corner of property herein described and property of Kathleen C. Kilgore, and running thence with the joint line of said property, N. 19-14-36 E. 202.9 feet to an iron pin, in line of property of Ballenger Corp.; thence with joint line of Ballenger property, S. 74-13-22 E. 101.79 feet to an iron pin in line of property of H. C. Howard; thence with the joint line of Howard property S. 15-42-01 W. 202.2 feet to an iron pin on the northerly side of West Lee Road; thence with the northerly side of West Lee Road N. 74-21-40 W. 114.4 feet to an iron pin, the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Donald L. McKinney and Pauline U. McKinney, dated 11 June 1981, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.



which has the address of West Lee Road, Greenville County, 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 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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