

FILED
CO. S. C.
SEP 3 1 55 PM '82
DONNIE E. TANKERSLEY
R.M.C.

BOOK 1579 PAGE 718

MORTGAGE

THIS MORTGAGE is made this 31st day of August 1982, between the Mortgagor, David P. Kuhlman and Glenda J. Kuhlman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1982 (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, 2012

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 State of South Carolina, County of Greenville, City of Greenville, on the Eastern side of Druid Street, at the intersection of Legare Street, being known and designated as Lot Number 21 on plat of property of Furman C. Smith, et al., plat of which is recorded in Plat Book X at page 197 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southeastern side of Druid Street at the intersection of Legare Street and running thence along the southwestern side of Legare Street S. 55-28 E. 135 feet to an iron pin at the joint corner of Lots 17 and 21; thence S. 34-32 W. 60 feet to an iron pin at the common corner of Lots 17, 21 and 15; thence N. 73-46 W. 95.5 feet to an iron pin on the Eastern side of Druid Street; thence along the Eastern side of Druid Street N. 8-23 E. 100 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of John H. Jones, Jr. and Brenda C. Jones, dated September 4, 1974, and recorded on September 5, 1974 in the RMC Office for Greenville County, S. C., in Deed Book 1006, page 243.

DOCUMENTARY
STAMP \$10.00

which has the address of 203 Druid Street, Greenville
[Street] [City]
S. C. 29609 (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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