

FILED  
GREENVILLE, S.C.

SEP 15 4 04 PM '82

RONNIE S. BANKERSLEY  
R.M.C.

# MORTGAGE

PG# 1580 Page 524

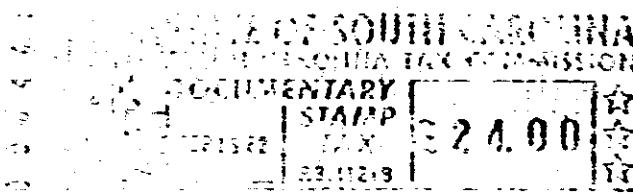
THIS MORTGAGE is made this 9th day of September, 1982, between the Mortgagor, Ronald W. Farleigh (herein "Borrower"), and the Mortgagee, August Kohn and Company, Inc., a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100ths (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 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 October 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 piece, parcel or lot of land situate, lying and being on the northeastern side of Roe Ford Road, being known and designated as Lot No. 73 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and more recently shown on a plat prepared by John R. Long & Associates, dated February 6, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-V at page 87, and having according to said plat the following metes and bounds:

BEGINNING at an existing iron pin on Sunrise Valley Road (previously known as Crepe Myrtle Drive) at the joint front corner of Lots 73 and 74, and running thence with the common boundary line of Lots 73 and 74 S. 28-22-04 E., 227.38 feet to an existing iron pin at the joint rear corner of Lots 73 and 74; thence with the rear boundary line of Lot 74 S. 64-44-00 W., 200.94 feet to an existing iron pin at the joint rear corner of Lots 72 and 73; thence with the common boundary line of Lots 72 and 73 N. 40-08-52 W., 221.11 feet to an existing iron pin at the joint front corner of Lots 72 and 73; thence with the front boundary line of Lot 73 N. 61-37-05 E., 245.78 feet to an existing iron pin at the point of beginning. This is the same property conveyed by deed of Liberty Life Insurance Company recorded in Deed Book 1163 Page 20, February 26, 1982.



which has the address of Lot 73, Green Valley Estates, Greenville, South Carolina (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.

500 9 57401901

4328 RV-2