

SEP 20 4 31 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this Eighteenth day of August, 1982, between the Mortgagor, James F. Krope, Jr.

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Twenty Five Thousand Nine Hundred and no/100 (\$25,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 Sept. 1, 1997.

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 and lot of land lying, being and situate in the County of Greenville, State of South Carolina, being shown and designated as 1.20 acres on a Plat entitled "Property of James F. Krope, Jr.", prepared by Carolina Surveying Co., dated August 15, 1982 and being more particularly described in accordance with said plat, to wit:

BEGINNING at a point at the intersection of Sunny Lane and S. C. Hwy. #20, and running thence with the edge of S. C. Hwy. #20 S.32-15W. 179.2 ft. to an iron pin, thence, along the joint property line of Grove Station Masonic Lodge N.58-03W. 129.4 ft. to an iron pin, thence N.72-40W 142 ft. to an iron pin, thence N.4-15E 222 ft. to an iron pin in the edge of Sunny Lane, thence along the edge of Sunny Lane S.63-19E 326.1 ft. to the point of beginning.

THIS being a portion of the property which the Grantor herein received by Deed dated September 3, 1981 and recorded in the RMC Office of Greenville County on September 9, 1981 in Deed Book 1154 at Page 778 and from Deed of Thelma P. Richey, dated September 8, 1972 and recorded September 8, 1972 in the RMC Office of Greenville County in Deed Book 954 at Page 495.

THIS conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s), which affect the property hereinabove described.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
13.36

which has the address of Route #6, Box 220 Piedmont, South Carolina 29673 (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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