

OFFICE OF THE RECORDER OF DEEDS
GREENVILLE, SOUTH CAROLINA
JAN 27 PM '82
JOHN W. WILKINS, JR.
RECORDER OF DEEDS

MORTGAGE

BOOK 1589 PAGE 572

THIS MORTGAGE is made this 20th day of December, 1982, between the Mortgagor, James Robert Kimbell and Joyce Lyda Kimbell (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 Nine Thousand and No/100ths (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 January 1, 1993.

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 in Greenville Township, Greenville County, State of South Carolina, being known as Lots (part) 23 & 24 on plat of Property of James Robert Kimbell and Joyce Lyda Kimbell by Carolina Surveying, Co. dated December 16, 1982, and recorded in Plat Book G-K at Page 19 on December 20, 1982, and has according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Razor Drive and running S. 19-43 W., 175.3 feet to an iron pin; thence running N. 71-17 W., 58.7 feet to an iron pin; thence running N. 18-29 E., 168.6 feet to an iron pin on Razor Drive; thence along Razor Drive S. 77-24 E., 62.8 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed from Ruby H. Kimbell and Agnes H. Garrison dated December, 1982, and recorded simultaneously herewith in the RMC Office for Greenville County in Deed Book 1199 at page 211.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 03.60
DEC 22 1982

which has the address of 9 Woodland Drive, Greenville, South Carolina 29609 (herein "Property Address");
(Street) (City) (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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