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DONNIE S. TANKERSLEY
R.M.C

BOOK 1591 PAGE 220

MORTGAGE

THIS MORTGAGE is made this 6th day of January, 19 83, between the Mortgagor, William F. Lehr (herein "Borrower"), and the Mortgagee, Pine Knoll Investors, a General Partnership, a corporation organized and existing under the laws of South Carolina, whose address is c/o American Federal Savings & Loan Association, P.O. Box 1268, Greenville, SC 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand Nine Hundred Fifty and no/100ths ($22,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2013;

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 22, of THE WOODLANDS HORIZONTAL PROPERTY REGIME, as is more fully set forth in a Master Deed dated November 3, 1981, recorded in the RMC Office for Greenville County, S. C., in Deed Book 1157, pages 901 through 963, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County, S. C., in Plat Book 8-P, page 45.

The above property is a portion of the same conveyed to the Mortgagor by deed of Pine Knoll Investors, a General Partnership, to be recorded simultaneously herewith.

The within mortgage is secondary and junior in lien to a first mortgage given to American Federal Savings and Loan Association, in the original sum of $16,000.00, to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JAN 1983
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which has the address of Unit 22, The Woodlands, Pine Knoll Drive, Greenville,
[Street] [City]
South Carolina 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 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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