

APR 5 2 07 PM '83

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of March,
19 83, between the Mortgagor, Charles J. Kreidler and Perrin Coxe Kreidler
, (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 Ten Thousand and no/100
\$10,000.00 Dollars, which indebtedness is evidenced by Borrower's
note dated March 31, 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
April 1, 1993....;

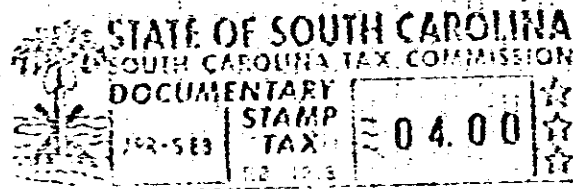
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 situate, lying and being in the
City of Greenville, County of Greenville, State of South Carolina, on
the Southern side of East Earle Street, and beinh known and designated
as Lot No. 13, Section G, on a plat of Stone Land Company prepared by
J. E. Sirrine Company, recorded in the R.M.C. Office for Greenville
County in Plat Book A at Pages 337 through 342, said lot having such
metes and bounds as shown on said plat. This property fronts on East
Earle Street 60 feet and goes back in parallel lines 206.5 feet and
60 feet across the rear.

DERIVATION: See Deed of Earl M. Anderson and Merrily J. Anderson to
Charles J. Kreidler and Perrin Coxe Kreidler recorded in the R.M.C.
Office for Greenville County in Book 1140, Page 510, on January 9, 1981.

THIS is a Second Mortgage and is junior in lein to that mortgage executed
by Charles J. Kreidler and Perrin Coxe Kreidler to First Federal of South
Carolina (formerly known as Greer Federal Savings and Loan Association),
recorded in the R.M.C. Office for Greenville County on 9 Jhd/81,
in Book 1529, Page 700.

This property is conveyed subject to easements, conditions, covenants,
restrictions and rights of way which are a matter of record and actually
existing on the ground effecting the subject property.



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which has the address of 212 E. Earle Street,
(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.

