

FILED
MAY 20 1983

MORTGAGE

BOOK 1607 PAGE 471

THIS MORTGAGE is made this 10th day of May 1983, between the Mortgagor, William P. Kennedy, III and Annette H. Kennedy (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

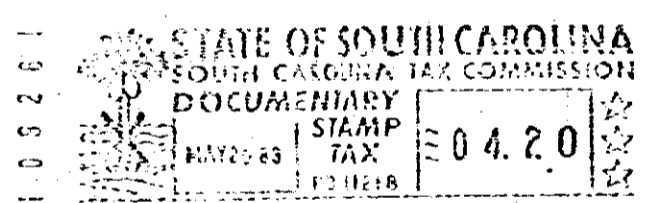
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 10,477.04 BK LK which indebtedness is evidenced by Borrower's note dated May 10, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 1, 1993;

TO SECURE to Lender 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. 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, lying and being near the City of Greenville on the east side of Augusta Road and being known and designated as Lot No. 3 on plat of property of Roger G. Peace made by Dalton and Neves, Engineers, February, 1938, recorded in Plat Book K, Page 60, office of the Register of Mesne Conveyance for Greenville, County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING At an iron pin on the east side of Augusta Road at the corner of lot No. 2, now or formerly owned by George D. Fryfogle and running thence N. 60-01 E. 296.5 feet along the line of lot No.2 to an iron pin on the west side of a 24-foot drive now known as Ridge Drive; thence along the west side of Ridge Drive N. 61-58 W. 100 feet to an iron pin on the west side of Ridge Drive, joint corner of lots Nos. 3 and 4; thence along the line of lot No. 4, S. 58-58 W. 244.7 feet to an iron pin on the east side of the Augusta Road, joint corner of lots Nos. 3 and 4; thence along the east side of Augusta Road S. 30-43 E. 80 feet to an iron pin on the east side of Augusta Road, joint corner of lots Nos. 2 and 3, the beginning corner.

The above described property is a part of the same conveyed to the grantor by H. T. Mills by deed dated February 22, 1935, and recorded in the office of the Register of Mesne Conveyance County in Deed Book 156, page 231.



which has the address of 2805 Augusta Road Greenville South Carolina South Carolina 29605 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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