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GREFNV. S.C.

MORTGAGE

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THIS MORTGAGE is made this 28th day of July 1983 between the Mortgagor, Joyce Ann Crumley (herein "Borrower"), and the Mortgagee, August Kohn and Company, Incorporated, a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 225, Columbia, S.C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Four Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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 August 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 lot of land, situate, lying and being on the northern side of East Mill Court, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 22 on a plat of Old Mill Estates, Section 3, prepared by Piedmont Engineers, Architects and Planners, dated April 10, 1981 and recorded in the Office of the RMC for Greenville County in Plat Book 8-P at Page 3 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Mill Court at the joint front corner of Lot No. 22 and Lot No. 23 and running thence with Lot No. 23 N 29-24-36 W 213.89 feet to an iron pin; thence S 77-35-26 E 29.3 feet to an iron pin; thence N 41-15 E 35.0 feet to an iron pin at the joint rear corner of Lot No. 22 and Lot No. 21; thence S 42-26-12 E 190.0 feet to an iron pin on the northern side of East Mill Court; thence with said Court S 41-30 W 25.0 feet to an iron pin; thence still with said Court S 51-00 W 75.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Furnan Cooper Builders, Inc. to be recorded herewith.

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Joyce A. Crumley

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which has the address of 218 East Mill Court, Taylors, S.C. 29678 (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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