

FILED
GREENVILLE, S.C.

BOOK 1323 PAGE 483

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MORTGAGE

DONNIE S. TAYLOR, CLERK

THIS MORTGAGE is made this 29th day of August 1983, between the Mortgagor, Thomas D. Kisling and Janice L. Kisling (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").

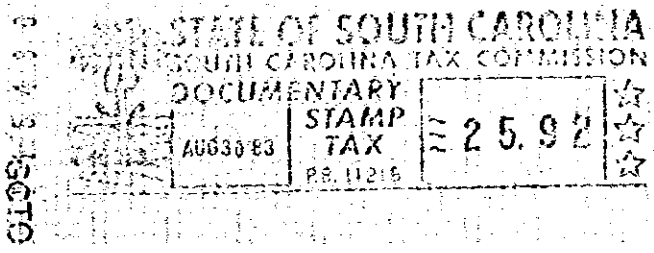
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-four Thousand eight hundred and no/100 (\$64,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 lot of land situate on the North side of Conway Drive, and on the East side of Azalea Court, near the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 1 on plat of Pleasantburg Forest, made by Dalton & Neves, Engineers, August, 1956, recorded in the RMC Office for Greenville County, S.C. in Plat Book GG, Page 163, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Conway Drive at joint front corner of Lots 1 & 2, and running thence with the line of Lot 2, N. 29-35 W. 198.68 feet to an iron pin; thence S. 64-57 W. 61.7 feet to an iron pin; thence S. 60-53 W. 77.8 feet to an iron pin on the East side of Azalea Court; thence along Azalea Court, S. 25-31 E. 75.42 feet to an iron pin; thence still along Azalea Court, S. 43-55 E. 108.12 feet to an iron pin; thence with the curve of Azalea Court and Conway Drive, (the chord being S. 83-35 E. 40.65 feet) to an iron pin on Conway Drive; thence along Conway Drive, N. 60-37 E. 85 feet to the beginning corner.

THIS being the same property conveyed to Mortgagor herein by deed of The Neill Co. dated August 29, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1195 at page 405.



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which has the address of Lot 1, Conway Drive, Greenville, South Carolina 29615 (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 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.