

1988-11-23

GREENVILLE S.C.
FILED
OCT 18 1988
ATTN: COMMERCIAL LENDING DEPARTMENT

MORTGAGE

THIS MORTGAGE was made this 17th day of November 1983 between the Mortgagor, George H. Kohler, Jr. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK F.S.B. a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 1982 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on May 16, 1984.

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 lying in the State of South Carolina, County of Greenville, shown as Lot on the Easterly side of Pauline Street, and on plat of Property of George H. Kohler, Jr., recorded in Plat Book 5N at page 10, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Ray T. Batdorf and Judy P. Batdorf by deed recorded in Deed Book 1023 at page 627 on September 3, 1975.

This is a second mortgage.

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AMERICAN FEDERAL BANK F.S.B.
GREENVILLE, SOUTH CAROLINA
101 EAST WASHINGTON STREET
GREENVILLE, SOUTH CAROLINA 29601

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which has the address of 3 Pauline Street, Taylors, S.C. 29687 (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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