

MORTGAGE

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THIS MORTGAGE is made this 28th day of March 1984 between the Mortgagors, Robert E. Jacobs and Luanne G. Jacobs (herein "Borrower"), and the Mortgagee, Kohn & Company, Incorporated, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 225 Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand and No/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1984 (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, 2014;

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 lying and being situate in the State of South Carolina, County of Greenville, City of Simpsonville being known and designated as Lot 7 of a subdivision entitled "Addition to West Georgia Heights" as shown on a plat prepared by Piedmont Engineers & Architects dated April 14, 1981 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 8P at Page 32 and being further shown and described on a plat entitled "Property of Robert E. Jacobs and Luanne G. Jacobs" prepared by Carolina Surveying Co., R.B. Bruce, R.L.S. dated March 21, 1984 and having according to said plat the following metes and bounds, to-wit:

Beginning at an old iron pin on the western edge of Blackhawk Drive joint front corner of Lots 8 and 7 and running thence along the western edge of Blackhawk Drive S. 23-54 E., 72.0 feet to an old iron pin; thence S. 14-26 E., 37.13 feet to an old iron pin; thence S. 7-40 E., 20.25 feet to an old iron pin joint front corner of Lots 6 and 7; thence turning and running along the line of Lot 6 S. 89-40 W., 195.8 feet to an old iron pin; thence turning and running N. 5-50 W., 52.24 feet to an old iron pin joint rear corner of Lots 7 and 8; thence running along the line of Lot 8 N. 66-06 E., 175.0 feet to an old iron pin along the western edge of Blackhawk Drive, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Builders & Developers, Inc. dated March 28, 1984 to be recorded herewith.

which has the address of 206 Blackhawk Drive, Simpsonville South Carolina 29681 (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.

STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION DOCUMENTARY TAX STAMP \$20.80

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