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R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 18th day of May, 1984, between the Mortgagor, ROBERT M. KIMMEL

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

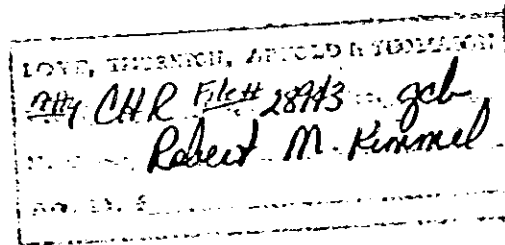
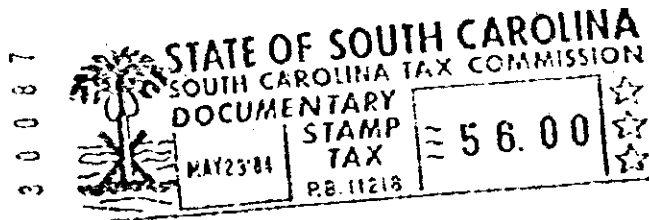
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FORTY THOUSAND AND NO/100 (\$140,000.00) dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 70 of a subdivision known as Stratton Place according to a plat thereof dated July 17, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bridgeton Drive, joint front corner of Lot 70 and 71, and running thence along said lots, S. 84-46 E. 160 feet to an iron pin, joint rear corner of said lots; running thence along rear line of Lot 70, N. 5-14 E. 125 feet to an iron pin, joint rear corner of Lot 69 and Lot 70; running thence along joint line of said lots, N. 84-46 W. 160 feet to an iron pin on Bridgeton Drive; thence along said drive S. 5-14 W. 125 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Redmond Enterprises, a General Partnership, recorded October 2, 1975, in Deed Book 1025 at page 175 in the R.M.C. Office for Greenville County. Reference is also made to corrective deed recorded January 22, 1981, in Deed Book 1141 at page 388 in the R.M.C. Office for Greenville County.



which has the address of 116 Bridgeton Drive, Greenville, South Carolina, (Street) (City) 29615 (herein "Property Address"); (State and Zip Code)

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.

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