

MORTGAGE

THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, THOMAS N. CATHEY and DEBORAH M. CATHEY (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 P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

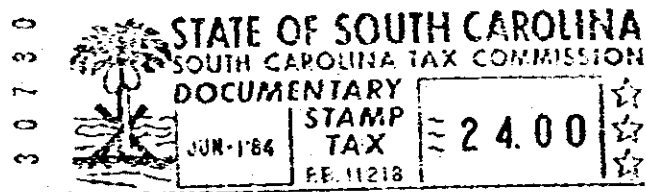
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if 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 certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Southeastern side of Bendingwood Circle, and being known and designated as Lot No. Nineteen (19) as shown on plat of Northwood Section 2, recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F, at Page 79, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Bendingwood Circle, at the joint front corner of Lots Nos. 18 and 19, and running thence with the joint front line of said lots, S. 57-00 E. 188.0 feet to an iron pin at the edge of a creek; thence with the creek as the line, S. 43-02 W. 89.9 feet to an iron pin; thence continuing with said creek as the line, S. 20-02-03 W. 20 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20; thence with the joint line of said lots, N. 45-26-31 W. 196.73 feet to an iron pin on the Southeastern side of Bendingwood Circle; thence with the Southeastern side of Bendingwood Circle, N. 48-14 E. 71.6 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Balentine Brothers Builders, Inc., dated May 31, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1214, at Page 143, on June 1, 1984.



which has the address of 204 Bendingwood Circle, Taylors, Greenville County, 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 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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