

GR...  
SEP 17 2 48 PM '84  
DONNIE...  
R.H.C. BERSLEY

Vol 1674 Page 824  
Vol 1681 Page 833

[Space Above This Line For Recording Data]

### MORTGAGE

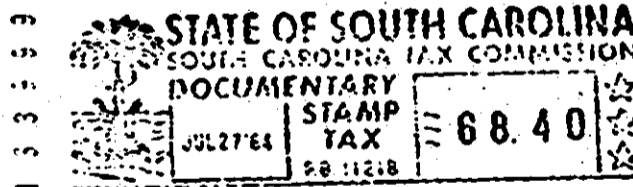
No. 78041879

THIS MORTGAGE ("Security Instrument") is given on July 26, 1984. The mortgagor is JAMES KENYON LEWIS AND BARBARA C. LEWIS ("Borrower"). This Security Instrument is given to C. S. Real Estate Services, Inc., which is organized and existing under the laws of South Carolina, and whose address is 5900 Coke Ave., P.O. Box 10636, Charleston, SC 29411 ("Lender"). Borrower owes Lender the principal sum of Two Hundred Twenty Eight Thousand & no/100 Dollars (U.S. \$ 228,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land, lying, being and situate in the State of South Carolina, County of Greenville, being known and designated as Lot 3, on plat entitled "Schwiers at Cleveland" prepared by Dalton & Neves Co., Engineers dated April, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7X at page 20, and on a survey entitled "Property of James Kenyon Lewis and Barbara C. Lewis" by Richard D. Wooten, Jr., dated July 12, 1982, and having according to said survey the following metes and bounds, to-wit:

BEGINNING at a mark in the concrete on the southwestern side of the intersection of Cleveland Street and Crescent Avenue and running along the southern side of Cleveland Street, S. 62-25 E., 104.64 feet to an old iron pin; thence along Lots 5 and 6, S. 44-37 W. 115.3 feet to an old iron pin; thence along Lot 2, N. 43-36 W., 100.0 feet to an old iron pin on the southeastern side of Crescent Avenue; thence along the right of way of Crescent Avenue N., 44-37 E., 81.55 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Cobb Builders, Inc. dated August 9, 1982 in Book 1170, page 173, RMC Office for Greenville County.



which has the address of 828 Crescent Avenue Greenville  
(Street) (City)  
South Carolina 29601 ("Property Address");  
(Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SC70 -- JUL 27 84 1500

6.0001

