

FILED  
GREENVILLE CO. S.C.

DEC 19 4 21 PM '84

MORTGAGE

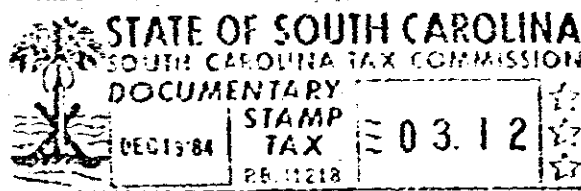
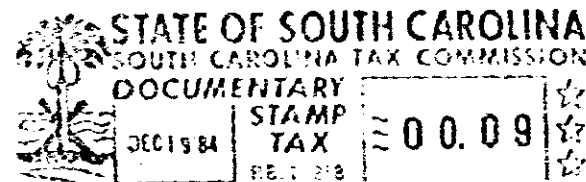
R.M.C.  
THIS MORTGAGE is made this 13th day of December,  
1984 between the Mortgagor, Walter L. Koenen and Alice A. Koenen  
, (herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of  
the United 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 Ten Thousand Six Hundred  
Eighty-Two and 21/100-----Dollars, which indebtedness is evidenced by Borrower's  
note dated December 13, 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 December  
31, 1994.....;

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, together with all improvements  
thereon, situate, lying and being in Saluda Township, in the County of  
Greenville, State of South Carolina, being a portion of the property  
as shown on a plat prepared by Don Hill and recorded in the RMC Office  
for Greenville County, S.C., in Plat Book FF at Page 347, having 11.47  
acres according to a more recent survey of said property prepared by  
Freeland & Associates dated December 9, 1975, recorded in the RMC Office  
for Greenville County, S.C., in Plat Book 5-0 at Page 15. Reference is  
hereby made to more current plat for a more complete description.

THIS being the same property conveyed to the mortgagors herein by  
Edward Lee Bruton as recorded in Deed Book 1203 at Page 397, in the  
RMC Office for Greenville County, S.C., on December 29, 1983.



which has the address of Route 3, Box 250, Old Highway 25, Travelers Rest,  
(Street) (City)  
S.C. 29690 (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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