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**MORTGAGE** 

eoex 1381 rx = 694

THIS MORTGAGE is made this. 29th day of October.

19.76., between the Mortgagor, Sanford R. Kirkus.

Savings and Loan Association herein "Borrower"), and the Mortgagee First Federal.

Savings and Loan Association herein "Borrower", a corporation organized and existing under the laws of South Carolina hose address is 301 College Street, P. O. Box 408, Greenville, South Carolina, 29602 herein "Lender").

Kingsley Drive; running thence with said side of Kingsley Drive the following courses and distances: N 65-30 E 20 feet to an iron pin; thence N 62-30 E 50 feet to an iron pin; thence N 68-00 E 40 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Furman Cooper of even date herewith.

Commission of the Cancelled Dannie & Inchester - Commission of the Commission of the

S. C. 29662 (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.

SOUTH CAROLINA-1 to 4 Family-6/75-FAMA/FRAMC UNIFORM INSTRUMENT

4328 RV-2

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