



MORTGAGE BOOK 79 1251 REC 1493 PAGE 306  
LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA 128 S. Main St. Simpsonville, S. C. 29651

22014	16	330167	1-11-70	19,392.00
EDGAR R KOTSINGER	JOANNE			10,241.73
12 SURPRISE DRIVE				
TAYLORS S C 29657	18.00		2-16-80	1-16-88

THIS MORTGAGE made and entered into the day and year written on the reverse side hereof by the Borrowers named above, herein called Mortgages, to LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA herein called Mortgage, the owner and holder of the Promissory Note referred to below.

WITNESSETH THAT WHEREAS the Mortgages are justly indebted to the Mortgage for money loaned as evidenced by their Promissory Note of even date herewith executed and delivered by the Mortgages to the Mortgage in the amount of the Total of Payments stated above, which includes interest and charges as provided in said note.

AND WHEREAS, the Mortgages desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings prescribed in this Mortgage by the conveyance of the premises hereinafter described.

THEREFORE, in consideration of the foregoing and other good and valuable considerations, Mortgages hereby give, grant, bargain, sell, assign and convey to Mortgage, its successors and assigns, the following described real estate, together with all present and future improvements thereon, in South Carolina, County of Greenville:

ALL THAT piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as lot 12, Sunrise Terrace, on Plat recorded in the REC Office for Greenville County, South Carolina, in Plat Book 47, at page 45, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the edge of Sunrise Drive, joint front corners of Lots Nos. 11 and 12, and running thence with said Drive, N. 70-04 E. 11.25 feet to a point; thence still with said Drive N. 69-55 E. 59.3 feet to a joint, joint front corner of Lots Nos. 12 and 13; thence with the common line of said Lots S. 19-46 E. 179.85 feet to a point; thence S. 70-03 W. 70.5 feet to a point, joint rear corner of Lots Nos. 12 and 11; thence with the common line of said lots, N. 19-55 W. 179.45 feet to a point on the edge of Sunrise Drive, the point of beginning.

This is a portion of the same property conveyed to Edgar E. Kotsinger and Joanne Kotsinger, his wife by Frontier Investment Company, Inc. and recorded at the REC Office for Greenville County in Volume 718, Page 127 and dated July 5, 1973.

FEB 24 1983

FEB 24 1983

PAID AND SATISFIED IN FULL THIS THE 23 DAY OF Feb 1983  
LANDMARK FINANCIAL SERVICES OF S.C., INC.  
WITNESS: *Timothy D. Morris*  
*Richard H. Alford*

TO HAVE AND TO HOLD the said land and premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereto belonging or appertaining to Mortgage, to successors and assigns, as for single forever, upon the trusts and for the uses and purposes hereinafter set out, and the Mortgages covenant with the Mortgage that Mortgages are well of, and have the right to convey the premises in fee simple, that the premises are free and clear of all encumbrances, except a prior mortgage or such encumbrances as are set forth hereinafter, and that Mortgages will warrant and defend the title to the premises against the lawful claims of all persons who may claim in the event of any default in the performance of any of the obligations of said prior encumbrances, the Mortgagee or assigns may make any payments or perform any acts necessary to relieve said default, and the cost thereof shall be added to the indebtedness hereby secured. Any such default or such prior encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgages hereby assign and transfer with Mortgage, its successors and assigns, all surplus funds which may come to be in the hands of the holder of any of said prior encumbrances upon foreclosure of the same, hereby directing that the same be forthwith paid over to Mortgagee or assigns upon the debt hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or refinancing of the aforesaid Promissory Note, which may from time to time be made by the Mortgagee to the Mortgages provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as it shall determine.