

123 East North First Street, P.O. Box 9, Seneca, S. C. 29678

JAN 22 3 16 PM '82
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1531 PAGE 932
BOOK 80 PAGE 397

THIS MORTGAGE is made this 21 day of JANUARY 1982 between the Mortgagor, SUKHDEV S. GURAM AND HARBIR K. GURAM (herein "Borrower"), and the Mortgagee, KEOWEE FEDERAL SAVINGS AND LOAN ASSOCIATION OF OCONEE COUNTY, a corporation organized and existing under the laws of South Carolina, whose address is 123 East North First Street - Seneca, South Carolina 29678 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 21, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 2012.

173.5 feet to the point of beginning.

Derivation: Deed Book 1158, Page 889 - Sonja Elizabeth Nyman 11/30/81

2000
RECORDED IN FULL
ON 3rd DAY OF April 1983
BY KEOWEE FEDERAL SAVINGS & LOAN ASSOCIATION
Richard C. P...
Assistant Vice President
Maria J. ...

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
APR 8 1983
25062

FILED
GREENVILLE CO., S.C.
APR 8 12 42 PM '83
DONNIE S. TANKERSLEY
R.M.C.

Formerly Keowee Federal Savings and Loan Association

Lot 29 Pinebrook Subdivision Simpsonville
which has the address of (Street) (City)
S. C. (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.

GC70-3 JAN 22 82 088
4.0000