

Mortgagee's mailing address: 301 College Street, Greenville, South Carolina

FILED
GREENVILLE CO. S. C.

MAR 6 2 27 PM '80

BOOK 1497 PAGE 286

BONNIE S. JANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of March, 1980, between the Mortgagor, John J. Kramer and Judith S. Kramer, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Thirteen Thousand, Seven Hundred Thirty Six and 62/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1991

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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot 134 of Wellington Green, Section Three, as shown on plat thereof recorded in the RMC Office for Greenville County, S.C., in Plat Book YY at Page 116 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Kenilworth Drive at the joint front corner of Lots 134 and 135 and running thence along the line of Lot 135, N. 51-44 E. 180.0 feet to an iron pin; thence along the line of property now or formerly belonging to Elmore, N. 38-16 W. 110.0 feet to an iron pin at the joint rear corner of Lots 133 and 134; thence along the line of Lot 133, S. 51-44 W. 180 feet to an iron pin on the northeastern side of Kenilworth Drive; thence along Kenilworth Drive, S. 38-16 E. 110.0 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Norman M. Tisdale and Cathy M. Tisdale dated February 26, 1980 and to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PUBLIC CLERK
RECORDED
MAR 6 1980

which has the address of 508 Kenilworth Drive Greenville,
(Street) (City)
South Carolina (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.

4328 RV-2