

Mortgagee's Mailing Address: P. O. Box 937, Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

MORTGAGE

1996 239

FORNIE S. TAYNEVILLE

THIS MORTGAGE is made this 29th day of April, 1977, between the Mortgagor, William I. Korte and Beverly R. Korte (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1977 (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, 2007.

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 situate, lying and being in the State of South Carolina, County of Greenville on the western side of Kenilworth Drive, being known and designated as Lot 14, as shown on plat of Section 4, Wellington Green prepared by Piedmont Engineers and Architects dated October 2, 1968 and recorded in the RMC Office for Greenville County in Plat Book WWW at Page 36, and having according to said plat the following metes and bounds:

BEGINNING at a point on the western side of Kenilworth Drive, joint front corner of Lots 14 and 15 and running thence with the common line of said lots N. 64-35 W. 198.6 feet to a point in bank of Brushy Creek; running thence with the creek as the line N. 45-27 E. 140 feet to a point; thence with the common line of Lots 13 and 14 S. 53-20 E. 170.4 feet to a point on the western side of Kenilworth Drive; running thence with said Kenilworth Drive S. 38-47 W. 50 feet to a point; running thence with the western side of Kenilworth Drive S. 30-57 W. 50 feet to the point of BEGINNING. This being the same property conveyed to the mortgagors by deed of Sheree A. Addison of even date and to be recorded herewith.

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which has the address of 1108 Kenilworth Drive, Greenville, South Carolina (herein "Property Address");

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 seized 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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