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DONNIE S. HENSLEY
R.M.C.

BOOK 1011 PAGE 114

MORTGAGE

THIS MORTGAGE is made this 10th day of June 19.83, between the Mortgagor, DAVID G. McMASTER AND BARBARA C. McMASTER (herein "Borrower"), and the Mortgagee, AUGUST KOHN AND COMPANY, INCORPORATED, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

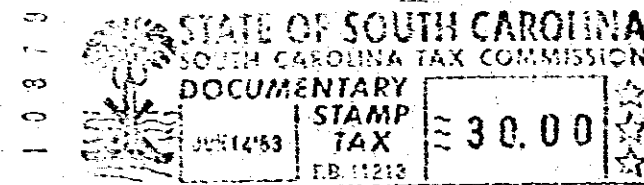
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003;

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 piece, parcel or lot of land situate, lying and being on the Southern side of Babbs Hollow, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 63 as shown on a plat entitled "Collins Creek, Section Three", prepared by C. O. Riddle, RLS, dated July 19, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-P at page 98, and having, according to said plat, and also a more recent plat entitled "Property of David G. McMaster and Barbara C. McMaster", prepared by Freeland & Associates, dated June 8, 1983, the following metes and bounds:

BEGINNING at an iron pin on the Southern edge of the right of way for Babbs Hollow, at the joint front corner of Lots Nos. 63 and 64, and running thence with the line of Lot No. 64 S. 19-55 E. 250 feet to an iron pin in the rear line of Lot No. 62; thence with the line of Lot No. 62 S. 70-25 W. 110.15 feet to an iron pin on the Northeastern edge of the right of way for Hollow Hill; thence with the curve of the Northeastern edge of the right of way for Hollow Hill, the chord of which is N. 31-02 W. 228.63 feet to an iron pin; thence with the intersection of Hollow Hill and Babbs Hollow N. 25-05 E. 35.36 feet to an iron pin on the Southern edge of the right of way for Babbs Hollow; thence with the Southern edge of the right of way for Babbs Hollow N. 70-05 E. 129.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Collins Creek, Inc., dated September 3, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1173 at page 360, on September 3, 1982.



which has the address of Lot 63, Babbs Hollow Greenville, South Carolina 29605 (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 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.

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