

800-1631-721

Security Federal

GREENVILLE

MORTGAGE

OCT 21 10 32 AM '83

JOHNIE S. ... ASLEY

THIS MORTGAGE is made this 13th day of October 1983, between the Mortgagor, Hansel S. Kay and Peggy L. Kay (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 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 November 1, 1988.

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, with the improvements thereon, situate, lying and being in or near the City of Greenville, in Greenville County, South Carolina, being more particularly described as Lot No. 211 Section 1 as shown on plat entitled "SUBDIVISION FOR ABNEY MILLS, BRANDON PLANT, GREENVILLE, SOUTH CAROLINA", made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 56 through 59. According to said plat the within described lot is also known as No. 13 Osteen Street and fronts thereon 63 feet.

This is the same property conveyed to the Mortgagors by Herman Lawson and Ruth Lawson by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1127, at page 415, on June 13, 1980.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED IN PLAT BOOK QQ
PAGE 56 THROUGH 59
DATE OF RECORDING OCT 21 1983

which has the address of 13 Osteen Street, Greenville, South Carolina 29611 (Street) (City) (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.

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1233 WASHINGTON ST
COLUMBIA, SC 29201