

GREENVILLE CO. S.C.
MAR 19 2 44 PM '84

MORTGAGE

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THIS MORTGAGE AGREEMENT is made this 16th day of March 1984 between the Mortgagor, David B. Mill and Robin B. Mill (herein "Borrower"), and the Mortgagee, August Kohn and Company, Incorporated, a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 225, Columbia, S.C. 29202 (herein "Lender").

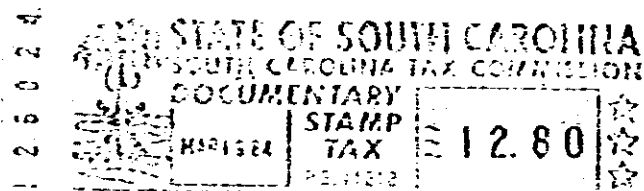
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY TWO THOUSAND AND NO/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014;

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 City of Mauldin, County of Greenville, State of South Carolina, on the northern side of Maple Drive, and being known and designated as part of Lot No. 55 on plat entitled "Peachtree Terrace", prepared in January, 1956, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book EE at Page 189, and having, according to a more recent survey dated March 13, 1984, entitled "Property of David B. Mill and Robin B. Mill" recorded in Plat Book 10-J at Page 85, R. M. C. Office for Greenville County, S. C., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Maple Drive, which point is 96.7 feet from Ashmore Bridge Road, at the joint front corner of Lots 54 and 55 and running thence with the joint line of said lots, N. 14-46 W. 175.8 feet to an iron pin; thence with the joint line of Lots 55 and 53A, N. 72-18 E. 104.2 feet to an iron pin; thence turning and running S. 19-35 E. 170.4 feet to an iron pin on the northern side of Maple Drive; thence with said Maple Drive S. 64-58 W. 20 feet to an iron pin; thence continuing with said Drive S. 70-48 W. 100.0 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of Rockne W. and Joyce I. Dyer dated March 16, 1984 and recorded March 19, 1984.



which has the address of 314 Maple Drive, Mauldin, S.C. 29606 (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.