

Security Federal

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MORTGAGE
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JONNIE S. DAWKINSLEY
R.H.C.

THIS MORTGAGE is made this 27th day of April 1984, between the Mortgagor, Harold B. Kimbell and Edith L. Kimbell (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 Forty Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 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 October 27, 1984;

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 all buildings and improvements, situate, lying and being at the northeastern corner of the intersection of Parkins Mill Road with Richwood Drive, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 4 on a plat of RICHWOOD, SECTION 2, made by C. O. Riddle, Surveyor, dated April, 1968, recorded in the RMC Office for Greenville County, S. C. in Plat Book XXX, page 165, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagors by deed of Mary H. Callahan, dated July 26, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1193, 137 on July 27, 1983.

ALSO: All that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the western side of Edwards Road, in Greenville County, South Carolina, being shown and designated as Lot No. 6 on a plat of the Property of Leslie & Shaw, made by C. C. Jones & Associates, dated May 21, 1956, recorded in the RMC Office for Greenville County, S. C. in Plat Book LL, page 45, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to Harold B. Kimbell by deed of Leslie & Shaw, Inc., recorded in the RMC Office for Greenville County, S. C. in Deed Book 565, page 266 on November 15, 1956 and devised under Last Will and Testament of Joyce M. Kimball as will appear by reference to the records of the Probate Court for Greenville County, S. C. in Apartment 1657, File 18.

which has the address of 607 Parkins Mill Road, Greenville, S. C. 29607, 4104 Edwards Road Taylors, SC 29687 (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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