

MORTGAGE

FILED
GREENVILLE S. C.

CS # 78041954

THIS MORTGAGE is made this 17th day of May 1984 between the Mortgagors, Randy L. Winker and Kathleen A. Winker (herein "Borrower"), and the Mortgagee, C. & S. REAL ESTATE SERVICES, INC., a corporation organized and existing under the laws of South Carolina, whose address is 5900 Core Ave. - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

Handwritten initials: R.L.W. K.A.W.

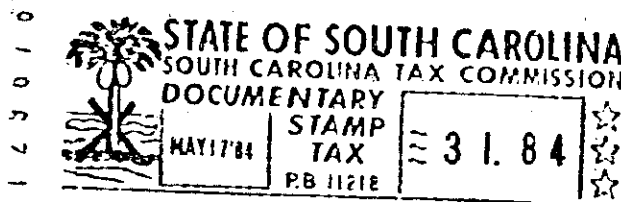
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-nine Thousand Six Hundred & no/100 (\$79,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 State of South Carolina, County of Greenville, in the Town of Simpsonville, being known and designated as Lot No. 352, Section V, Sheet 2, of POINSETTIA Subdivision, according to a plat recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 34 and having, according to a more recent plat prepared by Freeland & Associates dated May 3, 1984, for Randy L. Winker and Kathleen A. Winker, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Robinwood drive at the joint front corner of Lots 352 and 340 and running thence S. 10-58 E. 142.66 feet to an iron pin; thence S. 41-00 W. 65 feet to an iron pin; thence N. 48-49 W. 159.18 feet to an iron pin on Robinwood Drive; thence along said Drive, N. 46-14 E. 42.08 feet to an iron pin, N. 61-02 E. 108.91 feet to an iron pin, and N. 75-58 E. 10 feet to an iron pin, point of beginning.

This being the same property conveyed to mortgagors by deed of Sondra J. Heindel dated May 17, 1984, recorded simultaneously herewith.



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which has the address of 110 Robinwood Drive Simpsonville (City) SC 29681 (State and Zip Code) (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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