

FILED
GREENVILLE, S.C.
JUN 15 3 47 PM '84
CLERK

MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1984, between the Mortgagor, Bettie A. Kronberg, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of seven thousand six and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 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 30, 1989;

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 near the City of Greenville, in the County of Greenville, State of South Carolina, on the southwestern side of Elaine Drive and being shown as Lot 8 of a numbered lot adjacent thereto on plat of property of William M. Edwards prepared by Piedmont Engineering Service, dated June, 1954, and recorded in the RMC Office of Greenville County in Plat Book BB at Page 80; also being shown on plat of property of Carl L. Bradley, recorded in the RMC Office of Greenville County in Plat Book JJ, at Page 153, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Elaine Drive at joint corner of Lots 7 and 8 and running thence with the line of lot 7, S. 56-41 W. 289.7 feet to an iron pin; thence S. 33-51 E. 94.3 feet to an iron pin thence N 56-41 E. 289 feet to an iron pin on the southwestern side of Elaine Drive thence along Elaine Drive N. 33-19 W 94 feet to an iron pin, the point of BEGINNING.

Derivation: This is the same property conveyed by Don A. McDaris to Bettie L. Ashe recorded in the RMC Office for Greenville County in Volume 979, Page 259, dated July 17, 1973.

This is a second mortgage and is junior in lien only to that mortgage assumed by Bettie L. Ashe which was originally given by Bon Greene to Cameron-Brown Company in the original amount of \$12,350.00, dated December 23, 1964, and recorded in the RMC Office of Greenville County in Mortgage Book 982, Page 33.

which has the address of 200 Elaine Drive, Lot 8 Taylors,
(Street) (City)
S.C. 29687 (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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