GREEN SILED TO S.C.

JUN 15 3 117 PH '84

vol 1337 8481947

## **MORTGAGE**

THIS MORTGAGE is made this  84 between the Mortgagor,  84 between the Mortgagor,  85 bettie A. Kronberg  98 ab, between the Mortgagor,  86 bettie A. Kronberg  99 ab, between the Mortgagor,  90 bettie A. Kronberg  90 cherein "Borrower", and the Mortgagee, First Federa  10 avings 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 (herei Lender").  81 WHEREAS, Borrower is indebted to Lender in the principal sum of seven thousand six and 84/100					
84. between the Mortgagor, Bettie A. Kronberg.  Active of Merein "Borrower"), and the Mortgagoe, First Federa avings 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 (herei Lender").  WHERRAS, Borrower is indebted to Lender in the principal sum of six and 84/100 ———————————————————————————————————					
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six and 84/100	e United Stat	in Association of the second s	of South Carolina a corr	oration organized an	d existing under the laws o
six and 84/100	WITEDEAG E	tomowar is inda	Sheed to Lender in the pr	incipal sum of	seven thousand
hereon, the payment of all other sums, with interest thereon, advanced in accordance terms to properly of this Mortgage, and the performance of the covenants and agreements of Borrower here ontained, and (b) the repayment of any future advances, with interest thereon, made to Borrower here ontained, and (b) the repayment of any future advances, with interest thereon, made to Borrower here ontained, and (b) the repayment of any future advances, with interest thereon, made to Borrower here ontained, and (b) the repayment of any future advances, with interest thereon, made to Borrower here ontained, and (b) the repayment of any future advances, with interest thereon, made to Borrower here ontained in the County of Borrower does hereby mortgage rent and convey to Lender purply located in the County of Carenville, and 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 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,	six and 80 ote dated nd interest, wi	June 8, 1984 th the balance o	, (herein "Note") of the indebtedness, if no	, which indebtedness , providing for month ot sooner paid, due an	is evidenced by Borrower' ly installments of principa id payable on June 30, 19
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  Which has the address of 200 Elaine Drive, Lot 8 Taylors	nereon, the pay ne security of to ontained, and ender pursuan rant and convi	ment of all othe his Mortgage, a (b) the repaym at to paragraph ev to Lender and	er sums, with interest the and the performance of t ent of any future advar a 21 hereof (herein "Futu d Lender's successors an	ereon, advanced in act he covenants and agr nces, with interest the ure Advances"), Borro d assigns the followin	reements of Borrower herei ereon, made to Borrower b ower does hereby mortgag og described property locate
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					1 1 2 44-
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S.C. 2968/ (herein "Property Address");		ne address of	200 Flaine Drive	_lot_8	
	S.C.	29687 and Zip Code)	(herein "Property		signs, forever, together with

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.

SOUTH CAROLINA - 1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

1081