

FILED
GREENVILLE CO. S.C.
DEC 7 4 44 PM '84
DONNIE S. TINKERSLEY
R.M.C.

VOL 1693 PAGE 320

[Space Above This Line For Recording Data]

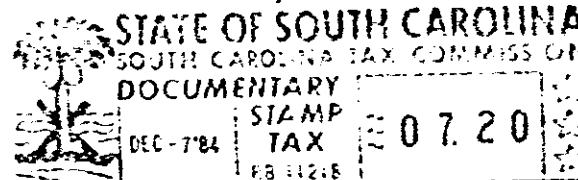
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 7, 1984. The mortgagor is Charles T. Gentry, Jr. ("Borrower"). This Security Instrument is given to August Kohn & Company, Inc. which is organized and existing under the laws of South Carolina, and whose address is 101 Greystone Blvd., Columbia, South Carolina 29226 ("Lender"). Borrower owes Lender the principal sum of Twenty-four Thousand Dollars (U.S. \$24,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2010. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL those certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and in Chick Springs Township, School District 9-C, and being known and designated as Lots 8 and 9, of Block F, of a subdivision known as Mayfair Estates, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book S, Page 73, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Lee Road and Tiffany Drive, and running thence along the curvature of the intersection of said roads, N 27-16 E 20.1 feet to an iron pin on the south side of Lee Road; thence along the line of said Lee Road, N 73-16 E 96 feet to an iron pin at the corner of Lot 7; thence along the line of that lot, S 17-01 E 149.81 feet to an iron pin; thence S 73-16 W 95.5 feet to an iron pin on the east side of Tiffany Drive; thence along the east side of said Tiffany Drive, N 23-09 W 136.20 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Gary T. Forrester, Jr. and David Thomas Forrester as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1258, Page 133, on December 7, 1984.



which has the address of 708 E. Lee Road, Taylors, South Carolina 29687
[Street] [City]
South Carolina ("Property Address")
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

3 DE 7 84 1013 6.0001

030

24-8264