

FILED
GREENVILLE CO. S.C.
DEC 20 2 22 PM '84

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MORTGAGE

^{R.M.C.}
THIS MORTGAGE is made this 17th day of December,
1984, between the Mortgagor, KENNETH D. ROSS and FAITH ANN ROSS
, (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").

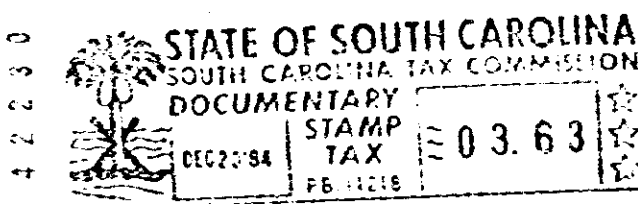
WHEREAS, Borrower is indebted to Lender in the principal sum of 12,082.63, Twelve thousand,
eighty-two dollars and 63/100 Dollars, which indebtedness is evidenced by Borrower's
note dated December 17, 1984, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1994

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 lot of land in Greenville County, South Carolina, shown and
designated as Lot No. 30 on plat entitled "Chestnut Hills No. 1" made
by R. K. Campbell, dated August 28, 1959, and recorded in the RMC
Office for Greenville County in Plat Book QQ at Page 83, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Kathryan Court at the
joint front corner of Lots 30 and 31 and running thence S. 87-55 W.
130 feet to an iron pin; thence S. 2-05 E. 117.4 feet to an iron pin;
thence N. 69-12 E. 155.7 feet to an iron pin on the right-of-way of
Kathryan Court; thence running along the curve of the right-of-way of
Kathryan Court, the chord of which is N. 16-46 W., 70 feet to an iron
pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed
of Earnest D. Bogan recorded June 4, 1984, in the RMC Office for Green-
ville County, S.C., in Deed Book 1214 at Page 233.



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which has the address of 106 Kathryan Court, Greenville
(Street) (City)
South Carolina 29605 (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 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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