

FILED
GREENVILLE CO S.C.
NOV 1 11 21 1983
DONNIE J. HARRISLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, Thomas C. Kontinos & Tammy S. Kontinos, (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 Thirty Six Thousand Two Hundred Fifty & no/100 (\$36,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013.....;

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 those certain pieces, parcels or lots of land situate, lying and being together, including all improvements thereon, in the County of Greenville, State of South Carolina, shown and designated as Lot No. 89 on a plat entitled "Kings Court Subdivision." Such plat is recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 78. For a more complete and full description, reference is hereby made to the plat described.

This is that property conveyed to Mortgagor by deed of Frank Ulmer Lumber Company, Inc., dated October 28, 1983 and filed concurrently herewith.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
DOCUMENTARY
STAMP
NOV 1 1983
TAX
\$ 14.52

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6.0001

which has the address of Lot 89 Kings Court Fountain Inn,
(Street) (City)
South Carolina 29644 (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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