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BOOK 1535 PAGE 617

**MORTGAGE**

THIS MORTGAGE is made this 19th day of March, 1981, between the Mortgagor, ROBERT DEAN KINDORF AND CONSTANCE J. KINDORF, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Fifty Eight Thousand Seven Hundred Fifty and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated \_\_\_\_\_, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008.....;

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 piece, parcel or lot of land situate, lying and being on the Western side of Ponders Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 as shown on a plat of Sheet No. 5 of Huntington Subdivision, prepared by Piedmont Engineers and Architects, dated May 4, 1968, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW at Page 27, and according to a more recent survey by Freeland and Associates, dated March 13, 1981 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Ponders Road at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 7 N. 63-36 W. 472.9 feet to an iron pin in the line of property now or formerly of Croxton; thence with the line of the said Croxton property S. 5-49 E. 156.65 feet to an iron pin at the joint rear corner of Lots Nos. 8 and 9; thence with the line of Lot No. 9 S. 28-23 E. 329 feet to an iron pin on the Northern side of Huntington Road; thence with the Northern side of Huntington Road S. 76-51 E. 95 feet to an iron pin; thence with the intersection of Huntington Road and Ponders Road N. 65-08 E. 39.4 feet to an iron pin on the Western side of Ponders Road; thence with the Western side of Ponders Road N. 27-07 E. 270 feet to the point of BEGINNING.

THIS is the same property conveyed to the mortgagors herein by deed of George W. Grant and Wanda N. Grant dated March 19, 1981 and recorded simultaneously herewith.

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which has the address of Lot 8, Ponders Road Greenville, South Carolina 29607 (herein "Property Address");  
(Street) (City) (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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