

RECORDED
AUG 5 1 14 PM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1549 PAGE 91

MORTGAGE

THIS MORTGAGE is made this 17th day of July 1981, between the Mortgagor, Marvin W. Kohake and Elizabeth W. Kohake (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

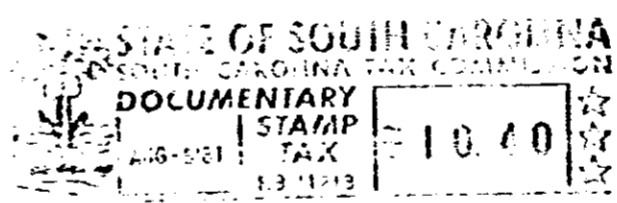
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand and no/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011;

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: Chick Springs Township, on the southwestern side of Henderson Circle about two miles southward from the City of Greer, and being Lot No. 16 according to survey and plat recorded in Plat Book FFF, page 25, R. M. C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the southwestern side of Henderson Circle at the joint front corner of Lots Nos. 5 and 16 and running thence along said Circle, N. 45 W. 105 feet to an iron pin; thence S. 47 W. 200 feet to an iron pin, thence S. 45 E 105 feet to an iron pin; thence along the joint line of Lots Nos. 5 and 16, N. 47-15 E. 200 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by Addie W. Long by deed to be recorded herewith. (CORRECTION: This is the same property conveyed to mortgagor Elizabeth W. Kohake, nee Elizabeth W. Wilson, by deed of James B. Wilson on October 28, 1980, and recorded in the R.M.C. Office for Greenville County, Greenville, South Carolina, in Deed Book 1134, at Page 924.)

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which has the address of Henderson Circle, Route 8 Greer, S. C. 29651 (herein "Property Address");

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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