

MORTGAGE

THIS MORTGAGE is made this... 30th... day of... June... 19. 82, between the Mortgagor,.... EUGENE EDWIN SUND..... (herein "Borrower"), and the Mortgagee, August Kohn... and Company, Incorporated....., a corporation organized and existing under the laws of... South Carolina....., whose address is Post Office Box... 225. Columbia, South Carolina. 29202..... (herein "Lender").

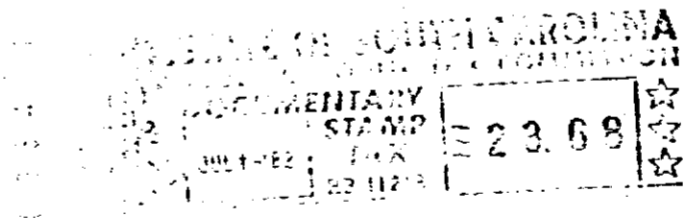
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Nine Thousand Two.... Hundred Dollars and no/100..... Dollars, which indebtedness is evidenced by Borrower's note dated... June 30, 1982..... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on... July 1, 2012.....

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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on Tanager Circle, near the City of Greenville, South Carolina, and being designated as Patio Home Lot No. 52, on plat of SUGAR CREEK VILLAS, PHASE II, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7X at Page 79, and having, according to a more recent survey prepared by Freeland and Associates, dated June 30, 1982, entitled "Property of Eugene Edwin Sund", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tanager Circle, joint front corner of Lots 52 and 53 and running thence with Tanager Circle N. 88-36 W. 50.0 feet to an iron pin; thence with the line of Lot 51 N. 1-24 E. 84.5 feet to an iron pin; thence with the line of Lots 50 and 54 S. 88-36 E. 50.0 feet to an iron pin; thence with the line of Lot 53 S. 1-24 W. 84.5 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Cothran and Darby Builders, Inc., dated June 30, 1982, and recorded simultaneously herewith.



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which has the address of... 52 Tanager Circle... Greer... South Carolina 29681 (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 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.

Vertical stamp on the right margin, partially legible as '102119'.

Vertical stamp on the right margin, partially legible as '4328 RV'.