

FILED  
S.C.  
AUG 3 3 52 PM '82  
SOUTH CAROLINA  
KINGSLEY

# MORTGAGE

THIS MORTGAGE is made this 3rd day of August, 1982, between the Mortgagor, Robert N. Dwan and Margaret A. Dwan, (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 Twenty-nine thousand nine hundred fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 September 1, 2005.....;

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 in the State of South Carolina, County of Greenville, Town of Mauldin, on the southerly side of the cul-de-sac of Kingsley Drive and being known and designated as as Lot No. 23 on a plat of Knollwood Heights, Section IV, recorded in the RMC Office for Greenville County, South Carolina, in plat book 4N at page 74, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at the edge of a cul-de-sac of Kingsley Drive at the joint front corner of Lots 22 and 23 and running thence along a line of Lot 22, S 60-21 E, 249.3 feet to a point; thence along a line of Sunset Heights, S 68-10 W, 210.0 feet to a point; thence along a line of Lot 24, N 21-09 W, 223.2 feet to a point; thence along a curve of the cul-de-sac of Kingsley Drive, the chord of which is S 50-20 E, 10.7 feet and S 88-30 E, 50.0 feet to the beginning corner.

DERIVATION: Deed of Hugh Leon Ayres, Jr. and Gail Brady Ayres recorded August 3, 1982 in Deed Book 1171 at page 366.

SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$12.00

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which has the address of 126 Kingsley Drive, Greenville, SC 29662,  
(Street) (City)  
(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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