

FILED E82-126 DEC 3 3 15 PM '82  
GREENVILLE S.C.

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**MORTGAGE**

~~BOOK 1580 PAGE 339~~

JOHN E. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 9th day of September 1982, between the Mortgagor, Matthew V. Suffoletto & Christine M. Suffoletto (herein "Borrower"), and the Mortgagee, August Kahn and Company, Inc., its successors and assigns, 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 One-hundred Seven-Thousand and no 100ths (\$107,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 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 October 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, situate, lying and being in the County and City of Greenville, State of South Carolina, being known and designated as Lot No. 4 of Collins Creek, Section One, as shown on plat thereof prepared by C. O. Riddle, dated July 30, 1979, recorded in the Greenville County RMC Office in Plat Book 7-C at page 56, and having according to said plat, such metes and bounds as shown thereon.

This is the same as that conveyed to Matthew V. Suffoletto & Christine M. Suffoletto by deed of W. N. Leslie, Inc. dated April 5, 1982 and recorded April 13, 1982 in Deed Book 1165 at page 266 in the RMC Office for Greenville County, S. C.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY STAMP \$ 12.80

GCTO ----- 3 DE 6 82 097

which has the address of 358 Parkins Mill Road, Greenville, S. C. 29607 (City) (State and Zip Code) (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.