

GREENVILLE CO. S.C.  
FEB 1 10 53 AM '83  
DONNIE S. TANKERSLEY  
R.M.C.

P. O. Box 408  
Greenville SC 29602

BOOK 1593 PAGE 496

# MORTGAGE

THIS MORTGAGE is made this 14 day of January, 1983, between the Mortgagor, Michael J. Kill and Georgia W. Kill, (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 (\$8700.00) Eighty Seven Hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 14, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1988.

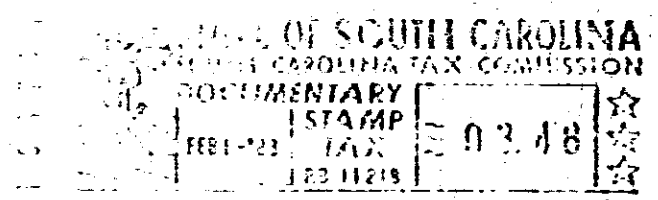
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, S.C., State of South Carolina.

All that certain piece, parcel or lot of land, with all buildings and improvements, situate, lying, and being on the western side of Anders Avenue, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 29 on MAP No. 5, Section V., of Knollwood Heights, made by C. O. Riddle, Surveyor, dated October 12th, 1973, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R, page 92, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Anders Avenue at the joint front corners of Lots Nos. 29 and 30 of Section V. and running thence with the common line of said lots, S. 85-22-00 W., 199.11 feet to an iron pin; thence N. 4-38-00 W., 101 feet to an iron pin at the joint rear corners of Lots No. 28 and 29; thence N. 85-22-00 E., 200 feet to an iron pin on Anders Avenue; thence with the western side of Anders Avenue, S. 4-38-00 E., 62 feet to an iron pin; thence continuing with the western side of Anders Avenue, S. 3-19-48 E., 39.01 feet to the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Jesse L. Hartley and Carolyn P. Hartley, and recorded in the RMC Office for Greenville County, on 12-19-79, in Deed Book 1117, and page 617.

This is a second mortgage and is junior in lien to that mortgage executed by Michael J. Kill and Georgia W. Kill, in favor of Prudential Insurance Company of America, which mortgage is recorded in the RMC Office for Greenville County, in Book 1491, and page 586.



which has the address of 214 Anders Ave. Mauldin,  
(Street) (City)  
South Carolina 29662 (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 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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