



# MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$ 13,382.84

80-1610 PAS:816

THIS MORTGAGE is made this 10th day of May,  
1983, between the Mortgagor, Charles T. & Alta K. Kayse  
(herein "Borrower"), and the Mortgagee,  
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing  
under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON  
STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty five thousand four  
hundred seventy & no/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated May 10, 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 June 21, 1993.

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: CHARLES T. KAYSE AND ALTA K. KAYSE, THEIR HEIRS AND ASSIGNS, FOREVER:  
All that certain piece, parcel, or lot of land in the Town of Simpsonville, County of  
Greenville, State of South Carolina, on the southerly side of Coalmont Court, being  
shown and designated as Lot No. 82, on plat of Bellingham, Section IV, recorded in the  
RMC Office for Greenville County, S.C. in Plat Book "5 P", at Page 48, and having,  
according to said plat, the following metes and bounds, to wit: BEGINNING at an iron  
pin on the southerly side of Coalmont Court, joint front corner of Lots Nos. 82 and 83,  
and running thence with the joint lines of said lots, S. 1-31 W. 144.72 feet; thence  
S. 88-20 E. 70.3 feet to a point; thence N. 82-22 E. 20 feet to an iron pin, joint  
rear corner of Lots Nos. 81 and 82; thence with the joint lines said lots, N. 4-27 W.  
146.02 feet to an iron pin on the southerly side of Coalmont Court; thence with the  
southerly side of Coalmont Court, S. 84-22 W. 28 feet to a point; thence continuing  
with the southerly side of said Court, N. 88-31 W. 47.1 feet to the point of BEGINNING.  
The within conveyance is subject to restrictions, utility easements, rights of way,  
zoning regulations, and other matters as may appear of record, on the recorded plats, or  
on the premises.  
The within is a portion of the property heretofore conveyed to the grantor by deed  
of John O. Gresham, Jr. and Nell M. Gresham, recorded 4 December 1970, RMC Office  
for Greenville County, S.C., in Deed Book 904, at Page 89.  
Grantor is to pay the 1977 City and County taxes.  
This is the same property conveyed by deed of Bellingham Inc. unto Charles T. Kayse  
and Alta K. Kayse, dated 10-14-77, recorded 10-14-77, in volume 1066 at Page 783  
of the RMC Office for Greenville County Greenville S.C.

which has the address of 106 Coalmont Court, Simpsonville, South Carolina  
[Street] [City]  
29681 (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 improve-  
ments 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.

SOUTH CAROLINA - 1 to 4 family 6.75 ENVA/EHLMC UNIFORM INSTRUMENT

INSTRUMENT # 07-055539-16 \$ 13,382.84

9CTO --- 1 JUN 9 83 571

4:00CT

67  
41  
80  
0.

4328 RV-2