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GREENVILLE  
JUN 28 4 04 PM '83  
JOHN R. H. C.

BOOK 1613 PAGE 474

## MORTGAGE

THIS MORTGAGE is made this 27th day of June, 1983, between the Mortgagor, ALLAN M. KAPP and SARA A. KAPP, (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").

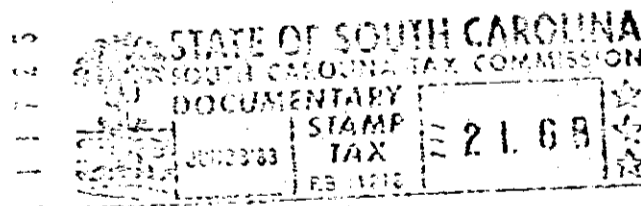
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FOUR THOUSAND ONE HUNDRED FIFTY AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013;

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 State of South Carolina, County of Greenville, Chick Township, City of Greer, lying at the southeastern intersection of Sylvan Drive and Bent Creek Drive and being shown and designated as Lot No. 33 on a plat of King Acres, prepared by John A. Simmons, Registered Surveyor, dated August 10, 1963, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Page 153, and having, according to a more recent survey prepared by Freeland and Associates, dated June 24, 1983, entitled "Property of Alan M. Kapp and Sara A. Kapp", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 33 and 34 and running thence S. 15-20 E. 180.0 feet to an iron pin; thence with the line of Lot 32 N. 68-44 W. 230.7 feet to an iron pin; thence with Bent Creek Drive N. 15-47 E. 64.2 feet to an iron pin; thence continuing with said Drive, N. 52-43 E. 26.6 feet to an iron pin; thence with Sylvan Drive N. 84-34 E. 129.2 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Derwood R. Ward, dated June 27, 1983 and recorded simultaneously herewith.



which has the address of 100 Sylvan Drive Greer,  
(Street) (City)  
South Carolina 29651 (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.