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GREENVILLE CO. S. C.  
DEC 22 11 19 AM '83  
DUNN & BROTHERS LEX

**MORTGAGE**

03-3193943

THIS MORTGAGE is made this 12th day of December, 1983, between the Mortgagor, Jerry A. Kennemer and Margaret C. Kennemer, (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").

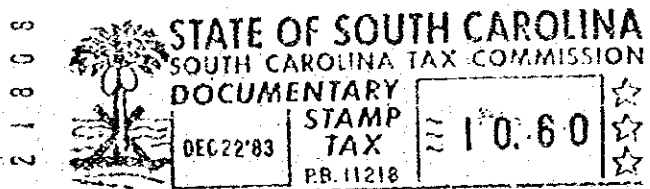
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty six thousand four hundred seventy one and ten cents Dollars, which indebtedness is evidenced by Borrower's note dated 12-12-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 12-31-93;

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 those certain pieces, parcels or lots of land, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina and being known and designated as Lots Nos. 11 and 12 on a Plat of Map No. 2 of Sunset Heights made by C. O. Riddle on September 17, 1953, reference being made to said plat for a more particular description thereof.

This conveyance is made subject to all easements, restrictions and rights-of-way of record, or otherwise affecting the above described property.

This being the same property conveyed to the mortgagor(s) herein by deed of Charles H. Laemmel and Mildred B. Laemmel, and recorded in the RMC Office for Greenville County, on 05-20-83, in Deed Book 1188, and page 601.



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which has the address of 121 Sunset Drive Mauldin,  
(Street) (City)  
SC 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 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.