

FILED
GREENVILLE, S.C.

MORTGAGE

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THIS MORTGAGE is made this 29th day of December 1983, between the Mortgagor, Walter L. Koenen and Alice A. Koenen (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

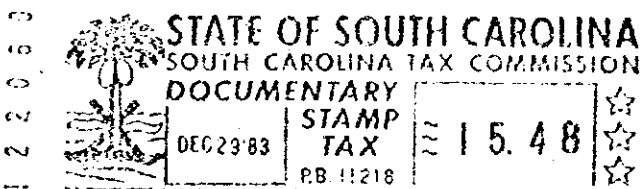
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Six Hundred Four and 52/100 (\$38,604.52) Dollars, which indebtedness is evidenced by Borrower's note dated December 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008

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 piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in Saluda Township, in the County of Greenville, State of South Carolina, being a portion of the property as shown on a plat prepared by Don Hill and recorded in the RMC Office for Greenville County, SC, in Plat Book FF at Page 347, having 11.47 acres according to a more recent survey of said property prepared by Freeland & Associates dated December 9, 1975, recorded in the RMC Office for Greenville County, S.C., in Plat Book 5-0 at Page 15, reference to said plat is hereby craved for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of Edward Lee Bruton as recorded in Deed Book 1203 at Page 397, in the RMC Office for Greenville County, S.C., on December 29, 1983.

THIS conveyance is made subject to easements, conditions, covenants, restrictions, rights of way which are a matter of record and actually existing on the ground affecting the above described property.



which has the address of Route 3, Box 250, Old Highway 25, Travelers Rest, S.C. 29690 (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.

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