

MORTGAGE

THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Anthony Joseph Offerle and Alleine W. Offerle (herein "Borrower"), and the Mortgagee, August Kohn and Company, Inc., a corporation organized and existing under the laws of South Carolina, whose address is Post Office Box 225, Columbia, SC 29202 (herein "Lender").

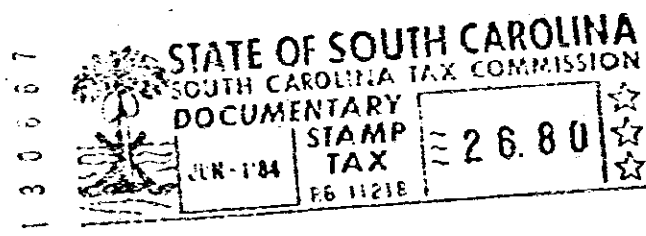
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-seven thousand and no/100ths (\$67,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014.

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 in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville on the south side of Mount Vista Avenue and being known and designated as Lot No. 191 of Traxler Park, according to plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F at Pages 114 and 115 and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the south side of Mount Vista Avenue at the joint corner of Lots 190 and 191 and running thence along the joint line of Lots 190 and 191, S 25-23 E, 216.2 feet to an iron pin at the joint rear corner of Lots 190, 191, 207 and 208; thence along the joint line of Lots 191 and 207, N 57-29 E, 70.56 feet to an iron pin, joint rear corner of Lots 191, 192, 206 and 207; thence along the joint line of Lots 191 and 192, N 25-23 W, 207.5 feet to an iron pin on the south side of Mount Vista Avenue; thence along the south side of Mount Vista Avenue, S 64-37 W, 70 feet to an iron pin, the point of BEGINNING.

DERIVATION: Deed of Joe Lee McKennon Sitton recorded June 1, 1984 in Deed Book 1214 at Page 110 in the Greenville County RMC Office.



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which has the address of 134 Mount Vista Avenue, Greenville, SC 29605 (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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